



REVISED

Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Christopher B. Coleman,
Mayor

Steering Committee Meeting – 8:00 a.m., Room 41

Agenda

Saint Paul
Planning Commission

August 5, 2016
8:30 – 11:00 a.m.

Chair
Barbara A. Wencil
First Vice Chair
Elizabeth Reveal
Second Vice Chair
Paula Merrigan
Secretary
Daniel Ward II

- I. Approval of minutes of June 24, 2016.**
- II. Chair’s Announcements**
- III. Planning Director’s Announcements**
- IV. PUBLIC HEARING: Union Park (District 13) Community Plan – Item from the Neighborhood Planning Committee. (*Kady Dadlez, 651/266-6619*)**
- V. Zoning Committee**

Anne DeJoy
Daniel Edgerton
Gene Gelgelu
William Lindeke
Kyle Makarios
Melanie McMahon
Gaius Nelson
Christopher Ochs
Trevor Oliver
Emily Shively
Terri Thao
Wendy Underwood
Jun-Li Wang
David Wickiser

SITE PLAN REVIEW – List of current applications. (*Larry Zangs, 651/266-9082*)

NEW BUSINESS

#16-053-108 St. Paul Leased Housing Associates V111 – Rezone from I1 Light Industrial to T3 Traditional Neighborhood. 2300 Territorial Road, SW corner at Territorial Road. (*Mike Richardson, 651/266-6621*)

#16-053-250 Open Cities Health Center, Inc. – Rezone from RT1 Two Family Residential to B2 Community Business. 127 Front Avenue between Rice Street and Park Street. (*Jacquelyn Kramer, 651/266-6708*)

#16-057-512 Minnesota United Soccer Stadium – Variance of minimum Floor Area Ratio for a soccer stadium (1.0 FAR required; 0.19 FAR proposed), and variance to allow surface parking on a separate lot that may not be shared with another use. 400 Snelling Avenue North, north side of St. Anthony between Snelling and Pascal. (*Kady Dadlez, 651/266-6619*)

Planning Director
Donna Drummond

- VI. Big Picture Project: Five Year Progress Report – Informational presentation by Gretchen Nicholls, LISC, and Peter Mathison, Wilder Research.**
- VII. Comprehensive Planning Committee**
- VIII. Neighborhood Planning Committee**
- IX. Transportation Committee**

X Communications Committee

XI. Task Force/Liaison Reports

XII. Old Business

XIII. New Business

XIV. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on boards and commissions.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF AUGUST 1-5, 2016

Mon (1) _____

Tues (2) _____

3:30- **Comprehensive Planning Committee**
5:00 p.m. (*Merritt Clapp-Smith, 651/266-6547*)

HAS BEEN CANCELED

Weds (3) _____

Thurs (4) _____

Fri (5) _____

8:00 a.m. **Planning Commission Steering Committee**
(*Donna Drummond, 651/266-6556*)

Room 41 City Hall
Conference Center
15 Kellogg Blvd.

8:30- **Planning Commission Meeting**
11:00 a.m. (*Donna Drummond, 651/266-6556*)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

PUBLIC HEARING: Union Park (District 13) Community Plan – Item from the Neighborhood Planning Committee. (*Kady Dadlez, 651/266-6619*)

Zoning..... **SITE PLAN REVIEW** – List of current applications. (*Larry Zangs, 651/266-9082*)

NEW BUSINESS

#16-053-108 St. Paul Leased Housing Associates V111 – Rezone from I1 Light Industrial to T3 Traditional Neighborhood. 2300 Territorial Road, SW corner at Territorial Road. (*Mike Richardson, 651/266-6621*)

#16-053-250 Open Cities Health Center, Inc. – Rezone from RT1 Two Family Residential to B2 Community Business. 127 Front Avenue between Rice Street and Park Street. (*Jacquelyn Kramer, 651/266-6708*)

#16-057-512 Minnesota United Soccer Stadium – Variance of minimum Floor Area Ratio for a soccer stadium (1.0 FAR required; 0.19 FAR proposed), and variance to allow surface parking on a separate lot that may not be shared with another use. 400 Snelling Avenue North, north side of St. Anthony between Snelling and Pascal. (*Kady Dadlez, 651/266-6619*)

Informational Presentation... Big Picture Project: Five Year Progress Report – Informational presentation by Gretchen Nicholls, LISC.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

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

DATE: July 29, 2016
TO: Planning Commission
FROM: Kady Dadlez, Planner
RE: District 13 Union Park Community Plan: Public Hearing

The public hearing on the draft District 13 Union Park Community Plan is scheduled for your next meeting on August 5, 2016. Attached is the memo from the Neighborhood Planning Committee dated June 17, 2016. You received this memo when the Planning Commission released the draft plan for review and scheduled the public hearing. We have not included another paper copy of the draft plan itself. If you wish to refer to it during the public hearing please bring the copy from the June 24th meeting packet or view the plan online at: <https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/UnionPark%20District%2013%206-24-16.pdf>

The draft plan was reviewed by the Heritage Preservation Commission on June 23rd (resolution attached) and by the Transportation Committee on June 27th (no action taken).

Please let me know if you have any questions prior to the meeting on August 5th (651-266-6619, kady.dadlez@ci.stpaul.mn.us).



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-228-3220*

DATE: June 17, 2016
TO: Saint Paul Planning Commission
FROM: Neighborhood Planning Committee
SUBJECT: District 13 Union Park Community Plan

BACKGROUND

Early in 2014, District 13 (Union Park) began to create a new district plan that took into consideration the merger of Lex-Ham, Merriam Park, and Snelling Hamline in 2007. Union Park staff and interns collected feedback from residents through an extensive community engagement effort, including door knocking campaigns, tabling at community events, and an online survey. A draft Union Park Community Plan was prepared and presented to City staff in December 2015. Upon receipt of comments from City staff review, Union Park made revisions and presented the revised document to City staff in January 2016. The plan is scheduled for review at the Historic Preservation Commission on June 23, 2016 and the Transportation Committee on June 27, 2016.

During the staff review period, the Lexington-Hamline Community Council (Lex-Ham) began to review the Union Park Community Plan, and Lex-Ham residents opposed a proposed land use strategy on Selby Avenue between Snelling and Lexington. City Staff, Lex-Ham residents, and Union Park staff attended a Lex-Ham hosted meeting to discuss different zoning uses. No consensus was reached by the end of the meeting, so staff suggested that Union Park and Lex-Ham staff conduct further engagement with an addendum to the plan to follow. Union Park and Lex-Ham agreed with this suggestion and included their intent in LU 1.4, which will serve as a place holder until Union Park submits the addendum.

OTHER PLANS

The Lex-Ham Tomorrow Plan (2000), Merriam Park Community Plan (2003), and Snelling Hamline Community Plan (2007) should all be decertified as they are combined, revised, and superseded by this plan.

NEIGHBORHOOD PLANNING COMMITTEE RECOMMENDATION:

The Neighborhood Planning Committee recommends that the Planning Commission take the following actions:

- Release the District 13 Union Park Community Plan for public review; and
- Schedule a public hearing for August 5, 2016.

Attachments

1. District 13 Union Park Community Plan

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

FILE NUMBER 16-UNIONPARK Recommendation

DATE June 23, 2016

WHEREAS, Section 73.04 of the Saint Paul Legislative Code states that the Heritage Preservation Commission shall “serve as an advisory body to the mayor and city council on municipal heritage preservation matters... [and] shall review and comment on studies which relate to the...architectural heritage of the city...”; and

WHEREAS, the District 13 Union Park Community Plan (the Plan) was developed by the District 13 Union Park Community Council (Community Council) with community input; and

WHEREAS, the Plan was reviewed by the Community Council and is now being submitted to the Heritage Preservation Commission for its review and comment in accordance with the provisions of Chapter 73.04; and

WHEREAS, the most comprehensive cultural resource survey of the Plan area took place during the 1983 Historic Sites Survey of Saint Paul and Ramsey County. Several historic context studies were completed in 2001 and are applicable within the Plan boundaries to aid in further identification of historic sites; and

WHEREAS, the Plan area includes three properties and one district that have been designated by the City Council as Saint Paul Heritage Preservation Sites:

- 1898 Iglehart Avenue, Triune Masonic Lodge (NRHP 1980, local 1985)
- 1824 Marshall Avenue, Charles Thompson Memorial Hall (NRHP 2011, local 1995)
- 1345-1347 Summit Avenue, Walter and Pierce Butler Double-House (NRHP 1982, local 1985)
- West Summit Avenue Heritage Preservation District (NRHP 1993, local 1990)

WHEREAS, the Plan area also includes the following properties listed on the National Register of Historic Places:

- 1898 Iglehart Avenue, Triune Masonic Lodge (NRHP 1980, local 1985)
- 1824 Marshall Avenue, Charles Thompson Memorial Hall (NRHP 2011, local 1995)
- 176 Mississippi River Boulevard North, Eastcliff (NRHP 2000)
- 1345-1347 Summit Avenue, Walter and Pierce Butler Double-House (NRHP 1982, local 1985)
- West Summit Avenue Heritage Preservation District (NRHP 1993, local 1990)
- Meeker Island Lock and Dam No. 2 (NRHP 2003)

WHEREAS, the Plan area also includes the following properties listed on the State Register of Historic Places:

- Historic Hill District (SRHP1971)

WHEREAS, the Plan addresses the need to identify, evaluate, designate and preserve historic resources in the district. Preservation practices and criteria for assessing significance of properties have evolved since the 1983 Historic Sites Survey was published.

At least six of the properties identified as historic resources in the 1983 Survey have been razed; and

WHEREAS, the strategies and objectives of the Community Plan that generally address historic preservation include the following:

- LU2.2 Encourage the rehabilitation of existing structures, districts, and landscapes to preserve the historical character of residential and commercial districts.
- H2.1 Explore opportunities to partner with local organizations that support housing rehabilitation and identify grant and loan programs to address deferred maintenance of properties in the District.
- H2.2 Encourage rehabilitation of existing single-family homes where appropriate, support teardown only of substandard homes, and encourage remodeling and new construction of homes consistent with the character of the surrounding homes, while minimizing impact on the surrounding homes and neighborhood.
- HP1. Integrate historic significance into Union Park's housing, environmental, land use, and economic development decision-making processes, generally favoring preservation over demolition.
- HP2. Identify, evaluate, designate, and preserve historic resources in the District.
 - HP2.1 Coordinate with the City's Heritage Preservation Commission and support and/or implement a survey to identify and evaluate the District's historic resources, including buildings, structures, objects, archaeological sites, districts, and landscapes, drawing on available funding sources such as the state Arts and Culture Heritage Fund.
 - HP2.2 Support the examination of the designation of qualifying historic resources, such as buildings, structures, objects, archaeological sites, historic districts, and landscapes as Saint Paul heritage preservation sites or historic districts.
 - HP2.3 Promote ongoing preservation and continued use of all designated sites in the Union Park District.
 - HP2.4 Collect and inventory information on the District's history, including historical books and articles, information about historical buildings and businesses, and biographical information on significant people who have lived in the District.
- HP3. Support the development and provision of resources for property owners to maintain older homes and commercial buildings to preserve character-defining features of our neighborhoods.
 - HP3.1 Support opportunities for property owners to learn how to preserve and restore historic buildings and housing in historically appropriate ways, provide information on grant programs related to building preservation, and promote incentives for property owners to rehabilitate historic homes and buildings.

- HP3.2 Encourage hardware and home stores in the area to make items available that are appropriate for historic housing.
- HP3.3 Support efforts by the local business community to maintain the historical nature and scale of the area's commercial districts and along commercial corridors, and support preservation in redevelopment.
- HP4. Increase resident awareness of the District's history and historical relevance of its built and natural environments.
- HP4.1 Routinely share historically relevant information with residents through the District's communication channels, including its newsletter, website and social media.
- HP4.2 Support and develop materials and events that promote the District's history, including actual and online guided or self-directed walking tours, and historical maps that highlight historically relevant elements (e.g. transportation routes, vegetation, population trends), events, and places.
- HP4.3 Encourage historical research by students at schools of all levels within the District, and identify student internships and projects that work to capture the District's history; provide historically relevant information to students within the District's schools.
- HP4.4 Pursue an oral history project to document interviews of residents who have historical information to share.
- HP4.5 Engage the Minnesota Historical Society, Ramsey County Historical Society, and local libraries in archiving the historical documents of the District and its predecessor organizations.
- HP4.6 Promote the design and implementation of historical interpretive signage around the District along transportation routes including bicycle paths, sidewalks, streets, bus lines, train lines, working with Metro Transit when possible.

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission makes the following recommendations for changes and/or additions to the District 13 Union Park Community Plan for further consideration by the Saint Paul Planning Commission and City Council:

1. Insert maps within the Historic Preservation chapter or as an appendix that shows all designated and inventoried properties as a baseline and for supporting future survey work.
2. Include a listing of completed context studies that are applicable to the District 13 neighborhoods.
3. Edit LU2.2 to read: Encourage the continued use and rehabilitation of existing structures, districts, and landscapes to preserve the historical character of residential and commercial districts. Pg. 5
4. Edit Timeframes for LU2.1 & 2.2 to be ongoing rather than short term. Pg. 7
5. Edit H2.2 to read: Encourage rehabilitation of existing ~~single-family homes where appropriate housing stock, support teardown only of substandard homes,~~ and

- encourage remodeling rehabilitation, and new construction of homes consistent with the character of the surrounding homes, while minimizing impact on the surrounding homes and neighborhood. Pg. 17
6. Add H2.2a to read: New residential construction shall be consistent with the character of the surrounding homes, while minimizing impact on the neighborhood. Pg. 17
 7. Edit Timeframes for H2.2 to be ongoing rather than short term. Pg. 19
 8. Choose photograph of extant historic building to replace the photo of the recently demolished Liberty Bank Building. Provide citations for historic photographs. Pg. 23
 9. Edit HP1 to read: Add: Integrate historic significance into Union Park's housing, environmental, land use, and economic development decision-making processes, generally favoring supporting preservation over demolition. Pg. 24
 10. Edit HP2.2 to read: Support the ongoing survey of historic resources examination of the and consider and engage the community on the designation of qualifying historic resources, such as buildings, structures, objects, archaeological sites, historic districts, and landscapes as Saint Paul heritage preservation sites or historic districts. Pg. 24
 11. Edit LU2.2 & HP2.4, 3.3, 4.3, and 4.5 to replace historical with historic.
 12. Edit Timeframes for HP2.1, 3.1 to be ongoing rather than short term and add HPC as a responsible party to HP1 and PED and HPC as responsible parties to HP3. Pg. 26

FURTHER, BE IT RESOLVED, that the Heritage Preservation Commission finds the objectives in the District 13 Union Park Community Plan to be a pro-preservation statement that supports the Historic Preservation Chapter in the Comprehensive Plan; and

FINALLY, BE IT RESOLVED, that the Heritage Preservation Commission finds, with the above recommendations, the District 13 Union Park Community Plan to be consistent with the City's policy to protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources.

MOVED BY Commissioner Ferguson
SECONDED BY Commissioner Justin

IN FAVOR 5
AGAINST 0
ABSTAIN 0

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes June 24, 2016

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 24, 2016, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, McMahon, Merrigan, Reveal, Shively, Thao, Wencl; and Messrs. Edgerton, Gelgelu, Lindeke, Makarios, Nelson, Oliver, and Wickiser.

Commissioners Absent: Mmes. *Underwood, *Wang, and Messrs. *Ochs, and *Ward.
*Excused

Also Present: Donna Drummond, Planning Director; Bill Dermody, Anton Jerve, Josh Williams, Kady Dadlez, Andrew Hestness, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes May 27, 2016.

MOTION: *Commissioner Reveal moved approval of the minutes of May 27, 2016. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Wencl had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that the City's comments on the DNR's Mississippi River Critical Area Rulemaking process were on last Wednesday's City Council agenda. Staff has been working with the four councilmembers whose wards touch the river, trying to craft some comments that all can agree on. It was laid over again until the Council's next meeting on Wednesday, July 6th so that people in the community have a chance to look at the draft comments and provide feedback. The Accessory Dwelling Units zoning amendments had a public hearing which was laid over for consideration of some possible suggested language tweaks from the Dept. of Safety and Inspections. She also noted that the Planning Commission's retreat would immediately follow the completion of today's meeting in Room 41.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Larry Zangs, 651/266-9082*)

Two items came before the Site Plan Review Committee on Tuesday, June 21, 2016:

- MN Fleet Maintenance Vehicle Staging Area – Repaving staging area, one new doorway, regarding walk at 691 North Robert Street. #16-045671
- Internal discussion re: Site Plan Review process improvements (background materials to follow)

One item to come before the Site Plan Review Committee on Tuesday, June 28, 2016:

- City staff discussion regarding Site Plan Review process improvements (background materials to follow)

NEW BUSINESS

#16-042-322 The Raymond Apartments – Conditional use permit to allow a portion of a new multifamily building to be 58’ – 5 1/8” in height. 2323 Charles Avenue NE corner of Carleton Street and Charles Avenue. (*Anton Jerve, 651/266-6567*)

MOTION: *Commissioner Nelson moved the Zoning Committee’s recommendation to approve the conditional use permit subject to an additional condition. The motion carried unanimously on a voice vote.*

#16-041-863 Hmong Village – Rezone from R2 one-family residential to IT Transitional Industrial to expand parking lot into Johnson Parkway right-of-way. 1001 Johnson Parkway, area bounded by Phalen Blvd., Magnolia Avenue, Johnson Parkway, and Ames Avenue. (*Bill Dermody, 651/266-6617*)

MOTION: *Commissioner Nelson moved the Zoning Committee’s recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

Commissioner Nelson announced the items on the agenda at the next Zoning Committee meeting on Thursday, June 30, 2016.

V. Neighborhood Planning Committee

Union Park (District 13) Community Plan – Release plan for public review and set a public hearing for August 5, 2016. (*Kady Dadlez, 651/266-6619*)

Kady Dadlez, PED staff gave an overview of the District 13 Union Park Community Plan which is the first district plan for District 13. District 13 used to be three separate district councils that merged in 2007 (the Lexington Hamline Community Council, Merrick Park Community Council and Snelling Hamline Community Council). This is the first time they are pulling together a plan for the entire district council. The process for developing their plan was that their staff and interns conducted community engagement which involved some door knocking campaigns, tabling events at community events and an online survey. They submitted a draft to the City in December 2015 and that was routed around City staff for review and comment. The District Council made their changes and then submitted the plan in January 2016 for review and adoption. It was at the Heritage Preservation Commission’s (HPC) meeting last night and they adopted a resolution. The plan will go to the Transportation Committee on Monday, June 27th.

The key goal of the plan is to try to balance and preserve desirable assets and the neighborhood character while evolving to meet present and future needs. The main land use goal is to balance land development with the preservation of peaceful walkable urban neighborhoods. In terms of transportation, the main goal is to promote a multi-modal transportation strategy to balance the needs of all modes of transportation within and through the district. And it supports zoning and land use strategies that emphasize high density development along major transit corridors. For Parks and Recreation there is a large area lacking in green space between Snelling and Lexington and the goal there is to identify and develop parkland.

For housing the goal is to maintain the districts unique character by promoting intelligent development, encouraging upkeep, preserving character, and adopting a collaborative approach to addressing student housing needs. For natural resource and environment the goal is raise awareness of natural systems in the landscape, protect resources; reduce waste, and further sustainability of solid waste and energy systems. In terms of historic preservation, the goal to use historic preservation to further economic development and sustainability.

Commissioner Lindeke said regarding the detail in the transportation chapter, there is a detail which says: support the bike plan implementation including on north/south routes through the district and where the Saratoga Street segment should continue beyond Selby Avenue to points northbound. What is the goal with that? Where Ayd Mill Road comes into the neighborhood?

Ms. Dadlez replied that this will be discussed on Monday, June 27th at the Transportation Committee meeting.

Commissioner McMahon added that the discussion at the Neighborhood Planning Committee was around LU1.4 and the reason for discussing that was there had been some contention between district councils and about that particular stretch of Selby from Ayd Mill Road to Lexington. The parties agreed upon some compromise language that everybody was comfortable with. The district councils will initiate a community process later to determine if any changes are needed.

MOTION: Commissioner McMahon moved on behalf of the Neighborhood Planning Committee to release the draft for public review and set a public hearing on August 5, 2016. The motion carried unanimously on a voice vote.

North End (District 6) Community Plan – Approve resolution recommending approval and forward to the Mayor and City Council for final adoption. (Jamie Radel, 651/266-6614)

MOTION: Commissioner Shively moved on behalf of the Neighborhood Planning Committee to approve the resolution recommending that the City Council adopt the summary of the District 6 Community Plan. The motion carried unanimously on a voice vote.

Commissioner Oliver announced that the next Neighborhood Planning Committee meeting on Wednesday, June 29, 2016 is canceled.

VI. Transportation Committee

Commissioner Lindeke announced that at their last meeting they talked about bike lane implementation on Cayuga and Hamline, the Snelling Midway AUAR which will be heard here today and they also heard from Paul Kurtz with Public Works about the Regional Solicitation, where the City gets into the queue with the regional government to apply for funding for bridges, walk/bike projects and parks items it's a long list of projects. Commissioner Lindeke announced the items on the agenda at the next Transportation Committee meeting on Monday, June 27th.

VII. Comprehensive Planning Committee

Snelling-Midway AUAR (Environmental Review) – Informational presentation on key findings from the draft AUAR. (*Josh Williams, 651/266-6659*)

Commissioner Merrigan reported that at their last meeting they were joined by Donna Drummond, Planning Director, Kady Dadlez, Planning staff, and Larry Zangs, Department of Safety and Inspections. They went over the staff reports for both the Snelling-Midway master plan and the stadium. They asked questions, made comments, and it was a very productive meeting. There were also four members from the community in attendance.

Josh Williams, PED staff, gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>.

Mr. Williams talked about the environmental review process for the proposed stadium and master plan for redevelopment of the Snelling-Midway site.

Chair Wencil asked for clarification about the modal split and what was included in “non-auto or LRT/BRT”.

Mr. Williams clarified that it includes everyone who arrives by a mode other than LRT/BRT or a private vehicle: Biking, walking or regular route transit service.

Commissioner DeJoy asked if written agreements for the off-site parking locations will be required, which is required in the city if you have shared parking.

Mr. Williams said due to the location near University Avenue, there is no off-street parking requirement in the zoning code. Also, the AUAR does not assume that that parking is available other than parking that is on site or at the Spruce Tree ramp. Those parking spaces would be tied to tickets, so you would get parking for example, if you buy 4 tickets. The intent is that those are premium spaces and if people really want to drive right to the site, we want to make sure there is high occupancy in those vehicles.

Commissioner Nelson said Mr. Williams talked about minor changes with some traffic lights and things like that, those minor changes presuppose the fact that about 80% of people will be arriving not driving a car, is that correct?

Mr. Williams replied no, because those changes are associated with redevelopment of the site, and for the development of the site, it is assumed the reverse—80% of people arriving by car.

Commissioner Nelson asked if it's based on the full build out of the site, not just the stadium. Correct said Mr. Williams.

Commissioner Nelson said also that he read somewhere that the shuttle service and its location were potentially problematic in the AUAR. He remembers reading that they thought that the shuttle area should have 25,000 square feet, not just 6 or 7 pull offs on the side of St. Anthony along there and under his calculation 25,000 feet would take up about half that southeast parking lot area just to function for those shuttle purposes. It seems like depending on what happens with that shuttle recommendation we could lose half that parking lot on the southeast corner of the site. Are there any thoughts on mitigating the issues with the shuttle and its required pickup drop off staging area? Its access through the site so that it's not actually going through the major heavy pedestrian area while people are trying to get shuttle away from the site and trying to replace those parking spaces if it really does take up about half that parking lot on the southeast.

Mr. Williams said the number of 25,000 square feet is for staging the people that are getting on the shuttles and there is actually enough room there to accommodate those people as it is currently set up. The shuttles themselves will be loaded 2 or 3 at a time in those bays along St. Anthony. Once the people get on, and the next set of buses would come from farther east on St. Anthony and the next group of people would get on. The AUAR analyzed the shuttles heading west on St. Anthony toward the intersection on Snelling, which is right by the 94 interchange. And that is really the key intersection in terms of congestion. In development of the Transportation Management Plan for the stadium, other options may be considered, such as reorienting it so that people are getting on at Pascal rather than on St. Anthony or even doing a counter flow (east on St Anthony) because during events we are going to have lots of traffic control officers in place already.

Commissioner Nelson said you would not close the exit ramp to Snelling west bound because they merge together at that point.

Mr. Williams replied the off ramp from west bound 94 to Snelling intersects St Anthony to the west of where the shuttles will load.

Commissioner Nelson said so potentially St. Anthony may be closed during those periods of time.

Mr. Williams said yes, potentially.

Commissioner Nelson said that all existing retail there no longer have any parking requirements based upon the zoning code because they are within the quarter mile of University. He is envisioning that during games all those parking lots are going to start to become pay parking lots. He's not sure what sort of requirements there are with the City for licensing and site plan review for being able to do a commercial parking situation like that or any other businesses back parking area. And it just occurred to him that having that kind of parking lot with a pay situation may actually be encouraged for those parking lots to remain long term as opposed to be developed along the density of the corridor we just created. So what thoughts there might be from a

perspective of the City with regard to trying to figure out ways not to end up having lots of open surface parking lots along the Green Line long term from a planning perspective?

Donna Drummond, Planning Director, said that these businesses want to serve their customers so they are not going to do anything to take away parking that their customers need. This use of parking that's accessory to an existing use is not considered a commercial parking lot under the City's code so there actually is not any kind of licensing requirement for a business or property owner to rent out their spaces. It will be interesting to see how this plays out. In terms of economic incentive, the number of events will be such that it would not pay to keep something surface parking just to get event parking 25 times a year. We have seen problems with surface parking remaining longer term even in areas with high land value where it is used every day for pay parking. So we are hoping what you imagined could be a possibility doesn't happen, but we cannot guarantee that.

Commissioner Nelson said that it is always dangerous to assume that people will act in their own best interest with regards to short term gains. Look at the state fair parking on peoples' lawns. What value is there to that? But people continue doing it for ever and ever and we adjust the zoning code to accommodate it. So there is some real danger there.

Commissioner Lindeke pointed out that there was a good article about the surface parking incentive issue. The article was in MinnPost by Peter Callahan yesterday about the parking tax policy incentive. We had a conversation about this topic at a Planning Commission retreat a couple of years ago, and he thought the audio of that might still be available.

Commissioner Merrigan reminded the Comprehensive Planning Committee that their next meeting will be on Wednesday, July 06, 2016 which is a different date than the normal meeting date.

VIII. Communications Committee

Commissioner Thao had no report.

IX. Task Force/Liaison Reports

Commissioner Makarios reported that the City held a public meeting last night with an update on the Ford site that included representatives from the Pollution Control Agency, Ford Land, and Ford Corporate from Michigan. We are in pretty good shape in terms of environmental contaminants. While there are certainly areas with impacted soil, the ground water, especially the deeper level of ground water is going to be fine. In the areas of impacted soil the vast majority of impacted soil is going to be cleaned to the mixed use standard that we are hoping to develop the site to. The northwestern corner where Ford Parkway meets Mississippi River Boulevard is slightly more impacted, and that area is expected to be cleaned to a commercial level. They are expecting to start moving forward now to put together the zoning and public realm plan sometime after Labor Day. They also have several of the studies that have been ongoing that are either completed or being completed. This includes the jobs strategy report, which identifies some specific sectors that they think will fit well on the site including health, medical research and development, and maybe institutional educational jobs. The trip modeling study is being finalized, and the energy study will be updated this fall.

Ms. Drummond added that Ford announced that they decided to do the cleanup themselves rather than selling it as-is. They project a few years to do the cleanup so they may not be advertising for a master developer until about mid 2017 or later.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:50 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE MEETING

Tuesday, Aug 2, 2016
2nd Floor Conference Room
375 Jackson Street, Suite 218
Saint Paul Department of Safety and Inspections

<u>Time</u>	<u>Project Name and Location</u>
9:00	American Indian Magnet School 1075 3 rd St E Impervious Surface Removal & Landscaping Stacey Hartung - Target Corporation SPR #16-060164
9:30	Stone Saloon 445 Smith St & 476 W 7 th St Tap House and Brew Barn and off-street parking John Yust – Yust Architectural Services SPR #16-059593
10:15	<i>Preliminary Review</i> Como Park Seal Exhibit & Amphitheatre

Applicants should attend the Site Plan Review meeting.

At the Site Plan Review meeting applicants will discuss their project site plan with Saint Paul's Site Plan Review Committee. The Committee includes City staff from Zoning, Planning, Traffic, Sewers, Water, Public Works, Fire Inspections, Forestry and Parks.

The purpose of the meeting is to coordinate Site Plan Review feedback across City departments.

- Applicants are encouraged to bring the project engineer, architect, or contractor to handle technical questions.
- Site plan application and documents were routed for City staff review prior to the meeting.
- City staff will provide comments and ask questions based on review of the site plan.
- At the end of the meeting a decision will be made whether the site plan can be approved as submitted or if revisions are required.
- City staff will document site plan comments in a letter to be emailed to the applicant.

Location and Parking:

The meeting room is located 375 Jackson Street on the 2nd floor, skyway level, to your left as you exit the elevator.

A few free parking spaces are available in the DSI visitor parking lot off of 6th Street at Jackson. On-street parking meters are also available. The closest parking ramp is on Jackson one block south between 4th and 5th Street.

Contact Tia Anderson (651-266-9086 tia.anderson@ci.stpaul.mn.us) or Larry Zangs (651-266-9082 larry.zangs@ci.stpaul.mn.us) if you have questions.

FOR THE FULL ZONING COMMITTEE **AGENDA** and **SUMMARY**

of this packet go to the link below:

<http://www.stpaul.gov/planningcommission>

Thank you

Sonja Butler

Planning Commission Secretary/Office Assistant IV

1400 City Hall Annex

25 Fourth Street West

Saint Paul, MN 55102

651-266-6573