Saint Paul Planning Commission & Heritage Preservation Commission

MASTER MEETING CALENDAR

WEEK OF JUNE 20-24, 2016

Mon (20)

Tues (21)

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

13th Floor – CHA
25 Fourth Street West

Snelling Midway: Master Plan, Stadium Site Plan, and Zoning Amendment – Review public hearing testimony and discuss potential committee recommendations. *(Donna Drummond, 651/266-6556 and Kady Dadlez, 651/266-6619, PED and Larry Zangs, DSI, 651/266-9082)*

Weds (22)

Thurs (23)

5:00 p.m. **Heritage Preservation Commission**

Room 40 City Hall
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Public Hearings: Design Review
Summit Avenue at Fairview and Hamline Avenues, and Summit Avenue between Dale and Victoria Streets – Summit Avenue West and Hill Heritage Preservation Districts, by Al Czaia – Public Works, for permits to replace pedestrian ramps and some sidewalks at the corners and boulevards and adopt a resolution to include direction for future replacement in the Hill and Summit Avenue West Heritage Preservation Districts. File #16-029 *(Boulware, 651/266-6715)*

New Business
District 13-Union Park Community Plan, by the Department of Planning and Economic Development, adopt a resolution providing recommendations to the Mayor, City Council, and Planning Commission. File #16-UnionPark *(Boulware, 651/266-6715)*

Fri (24)

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

Room 41 City Hall
Conference Center
15 Kellogg Blvd.

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

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

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

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)*

#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)*

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)*

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

Planning Commission retreat will immediately follow conclusion of the meeting. Topic for Discussion: Master Planning. (In Room 41)

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

Minutes May 27, 2016

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 27, 2016, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. DeJoy, McMahon, Merrigan, Reveal, Shively, Thao, Wang, Wencl; and Messrs. Gelgelu, Makarios, Nelson, Oliver, and Ward.
Commissioners Absent:	Ms. *Underwood and Messrs. *Edgerton, Lindeke, *Ochs, and Wickiser. *Excused
Also Present:	Donna Drummond, Planning Director; Jamie Radel, Anton Jerve, Mike Richardson, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes for April 29, 2016.

Chair Wencl announced that the minutes are not available at this time. However they will be ready for approval at the next Planning Commission meeting.

II. Chair's Announcements

Chair had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that at the end of the end of the meeting she will talk about the Snelling-Midway redevelopment, what has come in as the opening day site plan, and the process they have gone through to get to this point. Also, the Steering Committee met this morning and talked about doing a Planning Commission retreat on Master Planning, which would be informative for final action on the Snelling-Midway Master Plan and on Ford. Topics would include things like what constitutes a major and a minor amendment, what happens when the market changes, how long should these plans be good for, should there be any kind of regular updating. These are questions that would be helpful for the commission to talk about and this would be done at the end of the regular business on June 24th.

IV. PUBLIC HEARING: District 6 Plan Amendments – Item from the Neighborhood Planning Committee. *(Jamie Radel, 651/266-6614)*

Chair Wencl announced that the Saint Paul Planning Commission was holding a public hearing on the District 6 Plan Amendments. Notice of the public hearing was published in the Legal Ledger on May 2, 2016, and was sent to the citywide Early Notification System list and other

interested parties.

Jamie Radel, PED staff said that these amendments are very technical in nature and many of them stem from when South Como Park was split from the North End. These changes include mapping and demographic updates, inclusion of recommendations from the natural resource inventory, and general plan maintenance.

Chair Wencl read the rules of procedure for the public hearing.

The following person spoke.

1. Kerry Antrim, 171 Front Avenue, Saint Paul, MN 55117, executive director of the District 6 Planning Council, offered to answer any questions commissioners may have about the plan amendments. She said that this has been a very good process in finalizing some of the changes to the district that resulted from the split from South Como.

MOTION: ***Commissioner Oliver moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Tuesday, May 31, 2016, and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.***

PUBLIC HEARING: Street Design Manual & Complete Streets Action Plan – Item from the Transportation Committee. *(Anton Jerve, 651/266-6567)*

Chair Wencl announced that the Saint Paul Planning Commission was holding a public hearing on the Street Design Manual & Complete Streets Action Plan. Notice of the public hearing was published in the Legal Ledger on May 2, 2016, and was sent to the citywide Early Notification System list and other interested parties.

Anton Jerve, PED staff gave a brief power point presentation which can be seen on the web page at: http://www.stpaul.gov/planningcommission

As of today, May 27, 2016, Mr. Jerve had not received any written comments.

Chair Wencl read the rules of procedure for the public hearing.

No one spoke.

MOTION: ***Commissioner Wang moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Tuesday, May 31, 2016, and to refer the matter back to the Transportation Committee for review and recommendation. The motion carried unanimously on a voice vote.***

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Three items came before the Site Plan Review Committee on Tuesday, May 24, 2016:

- Xcel Highland Park Regulator Station – Masonry building conjunction with gas pipeline at 1213 Montreal Avenue. SPR #16-036389

- The Raymond at Carleton Place - 4 story, 80 unit multi-family residential at 2323 Charles Avenue. SPR #16-036172

- Bangkok Thai Restaurant – Building addition for new 6,274 sq. ft. restaurant at 1141 Rice Street. SPR #16-036351

Two items to come before the Site Plan Review Committee on Tuesday, May 31, 2016:

- Willow Reserve Neighborhood – Habitat for Humanity 11 Single Family Homes at 405 West Maryland Avenue. SPR #16-035773

- Morelli's Market Warehouse/Office Addition at 535 Tedesco. SPR #16-022698

NO BUSINESS

Commissioner Nelson announced the items on the agenda at the next Zoning Committee meeting on June 2, 2016.

VI. Neighborhood Planning Committee

Macalester-Groveland Community Plan – Approve resolution recommending plan adoption to the Mayor and City Council. *(Mike Richardson, 651/266-6621)*

Mike Richardson, PED staff, gave a brief summary of what happened since the public hearing in October of 2015. The Neighborhood Planning Committee discussed the content of the hearing and comments from Heritage Preservation Commission and staff. Because the plan was going to be converted into a different format the Committee requested to see the plan once again before it went to the Planning Commission. City staff and District 14 staff worked together to fill in the plan between November 2015 and May 2016. The changes consisted primarily of adding images, maps and references. There were minor edits to the text which were summarized in the table that was part of the packet. On April 18th the Transportation Committee met and provided one comment that related to the citywide bicycle plan. In the draft that they reviewed the wording was such that it indicated that the City should study a comprehensive citywide bicycle plan. Since a bicycle plan had been adopted, they recommended changing the emphasis to implementing the plan rather than studying it.

MOTION: ***Commissioner Oliver moved on behalf of the Neighborhood Committee to approve the resolution recommending the plan be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.***

VII. Comprehensive Planning Committee

Commissioner Merrigan announced that at their last meeting they met with Lucy Thompson, Anton Jerve and Bill Dermody to discuss the Land Use Chapter and the Transportation Chapter of the Comprehensive Plan and staff presented an overview of how they are looking at what they

have accomplished in the last Comprehensive Plan, what they still have to do and what they would look forward to in the next 10 years. Mike Richardson was there as well. They will continue the presentations to the committee and on June 7th they will meet again.

VIII. Transportation Committee

Commissioner Wang announced that at their last meeting they had an update from MnDOT on all of the construction projects. They were introduced to the residential permit parking issue in Saint Paul and over the next year there will be a study looking to create ultimately a system that is more consistent and easier for everyone to understand. The committee's next meeting is on June 13th.

IX. Communications Committee

Commissioner Thao had no announcements.

X. Task Force/Liaison Reports

Commissioner Thao reported that the Grand Round Community Advisory Committee wrapped up their last and only meeting this year, which was in May, where they heard a presentation about the final plan and how Wheelock will be undergoing construction this year. The project website is: www.saintpaulgrandround.org. They heard a lot of questions from the public about cost of the street assessments, which for property owners along the Grand Round in the first section will be $131 per linear foot. There will be more outreach to affected property owners in future phases of the project.

Donna Drummond, Planning Director, gave an update on the Snelling Midway project. The Snelling Midway Community Advisory Committee had their last meeting yesterday and they approved a final report to the Planning Commission, which will be in the packets for the June 10th Planning Commission meeting when there will be a public hearing on the master plan and stadium site plan. The public hearing will likely be well attended.

The City is working with two developer/design teams. For the stadium, the developer is the Minnesota United Football Club and their architecture firm is Populous, which designed TCF Bank Stadium and Target Field. The Midway Shopping Center owner, RK Midway, hired S9 Architecture from New York to do their master plan. A draft of the master plan was included in the April 29th packets. We have now received a stadium site plan, which details what is to be built now, starting construction late in the summer. It shows a portion of the existing shopping center remaining on the east and the rest of the shopping center would be demolished, primarily Rainbow Foods and some smaller commercial spaces. Half of the major green space that is being planned to extend up to University Avenue would be built initially, which allows some existing businesses (McDonald's and Perkins) to remain for the time being. Eventually the green space and the north south streets would extend to where those buildings are so that would be a subsequent phase working with those businesses on relocation.

West of the stadium is intended to be a development site for office and retail uses served by structured parking. The plan is for the stadium to share parking with the office uses but until that happens they are proposing to use the area west of the stadium for temporary parking. This would only be used during events and not available for general parking the rest of the time. We are talking to them about the possibility of not having that parking area improved to a normal

City standard for parking lots because we do not want it to be a permanent improvement and we want everyone to know that it is available for development. The parking on the south east corner is intended to be long term surface parking. It is a small amount to serve the stadium needs. There is an access ramp that goes into the field level for bringing in equipment and other things where there is a need for access to the stadium field. There is a plan for a beer garden.

Commissioner McMahon asked about the drop off area along Pascal. What exactly will that look like? Will the sidewalk come in a little bit so people can pull over without blocking traffic?

Ms. Drummond said yes, it is kind of an indent so that people could pull off the main through lane and drop people off there. Also the loop on the southwest corner is another place for people to be dropped off. A couple of other things they are proposing include moving the traffic signal located at Spruce Tree south to Shields, where the new east west street would go all the way through to Pascal.

Commissioner Ward said in a previous iteration of this plan on the southeast area where it shows surface parking there was a parking structure that was proposed. Why did they choose to eliminate that and go with surface parking rather than a parking structure?

Ms. Drummond does not think they ever proposed a structure there, it always has been surface parking. They did talk about it as a green area with pavers that allowed grass to grow between the pavers. However, they received feedback that this would be difficult to maintain in Minnesota weather so they dropped that idea.

Commissioner Ward said that he thought there were about 4,000 cars there.

Ms. Drummond replied that he may have been thinking about the master plan, which identifies about 4700 structured parking spaces that would be built throughout the entire site.

Commissioner Nelson said looking at the plan it seems under parked for the stadium. He counted 410 spaces being provided on-site, not including the other spaces on the superblock, which are serving the retail uses. What is the developer's take on that with regard to total spaces? In the interim it seems like this could sit like this for years and really be very inadequately parked for the uses here.

Ms. Drummond said that is a great question and a good segway to talking about the environmental review (AUAR) being completed for the stadium and the related development around it. That will be completed and out for public review on June 6th , before the Planning Commission's public hearing. One of the major components of that is the transportation and parking study. The big question is how are people getting to the stadium for event days? It will be a combination of people taking transit, walking, biking, parking on-site, and taking shuttles to remote parking. The new A-line arterial BRT is starting to run next month up and down Snelling at 10 minute intervals throughout the day. For transit we are estimating 30 something percent of the attendees will be arriving via transit, then there will be more people who will be parking in parking areas that are within walking distance. For example, there is a huge parking area for Healtheast on the west side of the stadium. 1919 University, which is a half a block west of Snelling on the north side has a lot of parking which is primarily needed for office uses during the day, so they should be available in the evening. There are other parking areas like the old Samaritan Hospital parking ramp and people biking and walking from the surrounding

neighborhoods. The final piece will be people parking farther away and taking a shuttle to the site, which is a good thing not to have everyone coming to the site to park because that would cause a lot of congestion and be difficult to manage. What will have to happen is a very organized program with the team where you buy your ticket and you are assigned a place to park which is part of the ticket package. The AUAR is not assuming that there would be any over flow parking in the neighborhoods. It probably will happen to some extent, and the fact that Public Works is looking at the permit parking system and trying to make some improvements to that is timely, because there may be a request by some neighborhoods to have that. But some people are more concerned about activity that might come with the parking, such as people going through the neighborhoods at 10 or 11 o'clock at night, making noise and littering, etc.

Chair Wencl asked where is the drop off for the shuttles, buses and vehicles that are coming from these other places.

Ms. Drummond showed where the drop off area is proposed for the shuttles and said that one of the comments given to Populous is that it is not big enough for the number of shuttles anticipated. They may be able to stage farther east on St. Anthony and pull up as they are being loaded.

Chair Wencl said that arrivals are different than departures. Buses can unload and move out, but after games people do not want to wait for long periods for their bus to pick them up from wherever they are coming from.

Ms. Drummond said is that there are four or five locations envisioned that would be for remote parking. So people would have to know that they are supposed to get on bus 1, 2, 3, 4, or 5 and those would fill up then the next group would come and people would fill those buses up. The other piece is figuring out pedestrian queuing, where are people going to line up to get on the LRT, BRT and the shuttle buses so that is going to have to be a well thought out plan with clear information where people are supposed to go. The TCF Bank Stadium and Target Field use what is called cattle gates that show people where to go. When the whole area is developed the hope is that people will want to hang around and spend time and money to go to restaurants and other entertainment. The goal is not necessarily to get everyone out immediately or in right before the game but to have people spend time before and after here.

Commissioner Ward said that there are 20 games a year that Minnesota United has planned but isn't this going to be open for other events when games are not going on? So if there is a hot concert that everyone wants to attend that would be in addition to the 20 games that are planned. It is going to impact the area more than just the soccer games, because a concert may be more of a draw so how do you deal with that?

Ms. Drummond replied that the team has said that they do not plan on hosting concerts here. The grass is delicate and they don't want to have activities that may compromise the playing surface. They have said that they would plan on having it available for the state high school soccer tournament and other major local soccer tournaments. There will be some additional events but not that many more.

Commissioner Thao said that she was one of the 35,000 people at the TCF Bank Stadium at the Beyoncé concert and she thought that parking was managed well. They did manage for 35,000 people who had to evacuate for an hour because of a thunderstorm. It was very well managed and there was plenty of parking available. She went early to eat at a local restaurant before the

concert started. The light rail was harder to get on as people were leaving. It was a pain to leave the ramp but aside from that it was managed well. We have good experience with our stadiums in the Twin Cities here. The CHS Field doesn't have this many parking spots do they?

Ms. Drummond said CHS Field really doesn't have its own parking at all but downtown has about 7,000 spaces that are within a quarter mile of that.

Commissioner Nelson had a question about the AUAR. He assumes that is going to be based upon the build out of the master plan. Will it also look at the stadium opening day condition?

Ms. Drummond replied that the AUAR analyzes 2018 opening day conditions and full build-out.

Ms. Drummond said that the public hearing at the Planning Commission is June 10, 2016. They are planning a public information meeting on Tuesday, June 7, 2016 in the evening so people can come get more information about the master plan, site plan and AUAR results which will be available publically on June 6, 2016. At that meeting people will be invited to write their comments on a form which will be part of the testimony presented to the Planning Commission. They will also be able to comment on the AUAR if they would like to or the comment period is for 30 days so people will have time to look at the reports and provide any feedback. The AUAR is not a decision document. It is a document intended to inform decisions on permitting and approvals by identifying anticipated impacts and mitigation recommended to deal with those impacts. The public meeting is June 7th at Concordia University from 7:00-8:30 p.m. This is a chance for people to see what the design and development teams have officially submitted for Planning Commission and City Council for review. Also, there will be two stage staff reports for this project. The initial staff report will be in the packets for June 10th. Then based on the public hearing we will work with the applicants on fine tuning their submittals and have a final staff report and recommendation for the July 8th Planning Commission meeting for action.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 9:31 a.m.

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

Respectfully submitted,

Donna Drummond-SB

Donna Drummond
Planning Director

Approved _____
(Date)

_____

Daniel Ward II
Secretary of the Planning Commission

Planning Team Files\planning commission\minutes\May 27, 2016

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
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SITE PLAN REVIEW COMMITTEE

Tuesday, June 21, 2016
2nd Floor Conference Room
375 Jackson Street, Suite 218

Time	Project Name and Location
9:00	MN Fleet Maintenance Vehicle Staging Area 691 N. Robert Street Repaving staging area, one new doorway, regrading walk #16-045671
9:45 – 10:30	Internal discussion re: Site Plan Review process improvements (background materials to follow)

Applicants should attend this meeting.
At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and email you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

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

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

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

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