



CITY OF SAINT PAUL
Melvin Carter, Mayor

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DATE: April 15, 2019
TO: Comprehensive and Neighborhood Planning Committee
FROM: Luis Pereira, Kady Dadlez, Bill Dermody, Anton Jerve, Tony Johnson, Mike Richardson,
Lucy Thompson, and George Gause, Planning & Heritage Preservation Staff
RE: Neighborhood STAR Proposals: Consistency with the Comprehensive Plan

Background

The Neighborhood STAR program awards loans and grants for capital improvement projects in Saint Paul Neighborhoods, and is funded with 50 percent of the sales tax proceeds. More information on the program can be found here: <http://www.stpaul.gov/index.aspx?NID=2894>.

This year, fifty-three proposals requesting over \$6.5 million in assistance will be vying for approximately \$2.5 million from the Neighborhood STAR Program. Over \$37.1 million in potential private matching dollars have been identified. The average dollar request is \$122,673.

More detailed information includes:

- 37 applicants have requested grant-only funds;
- 35 proposals provide opportunities for commercial renewal;
- 4 requests are for public enhancements;
- 4 proposals are for housing development;
- 2 proposals support housing or mixed-use development; and
- 7 applications seek funding to operate a relending/granting program.

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

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

The Planning Commission's Comprehensive Plan conformance ratings are given to the Neighborhood STAR Board to inform their review of individual projects. The Neighborhood STAR Board's role is to make funding recommendations to the Mayor and City Council. The Planning Commission is not responsible

for making judgments about the merits of individual projects or making recommendations about which projects should be funded.

The Planning Commission's input is explicitly requested to determine Comprehensive Plan compliance; however, there has been interest from the Comprehensive and Neighborhood Planning Committee in the past in providing additional feedback. Planning staff has created a spreadsheet indicating which projects meet certain planning and development goals for the City, categorized into five themes: Cultural Destination Areas; Jobs & Economic Development; Environmental Sustainability and Resilience; Arts & Beautification; and Economic Justice for People and Neighborhoods.

Review for Comprehensive Plan Compliance

The attached spreadsheet lists all Neighborhood STAR applications in order by planning district. Staff first reviewed all applications for conformance with citywide chapters of the Comprehensive Plan, then reviewed each application for conformance with the relevant District and Small Area Plans by the planning staff assigned to that area. Here is a summary of the findings of staff:

53 Total Neighborhood STAR Applications

- 48** applications comply with the Comprehensive Plan (*19-119 is in question, it could conflict*)
- 4 applications are neutral (neither supported nor not supported by) the Comprehensive Plan
- 1 application** *potentially* conflicts with the Comprehensive Plan (*19-119 in question*)

Applications were found to meet the following City policy goals:

- 28 projects meet Jobs and Economic Development goals
- 25 projects advance the Cultural Destination Areas initiative (at least in part)
- 14 projects advance Economic Justice for People and Neighborhoods
- 12 projects meet Arts and Beautification goals
- 5 projects meet Environmental Sustainability and Resilience goals

A copy of the full applications will be posted on the Neighborhood STAR web page in order of application number to review a particular application.

Staff Recommendation

Planning staff recommends that the Comprehensive and Neighborhood Planning Committee forward the attached spreadsheet of Comprehensive Plan conformance ratings and draft resolution to the Planning Commission with a recommendation for approval.

If you have questions, please contact Luis Pereira, luis.pereira@ci.stpaul.mn.us or 651-266-6556.

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

**Rating of 2019 Neighborhood STAR Applications
for Consistency with the City of Saint Paul Comprehensive Plan**

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

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

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

WHEREAS, on April 17, 2019, the Comprehensive & Neighborhood Planning Committee discussed and approved Comprehensive Plan ratings and comments on the Neighborhood STAR applications and forwarded these to the Planning Commission; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission approves the attached ratings for Neighborhood STAR applications, and forwards the ratings to the Neighborhood STAR board for their consideration.

moved by _____
seconded by _____
in favor _____
against _____

2019 Neighborhood STAR Proposals

53 Proposals in Number Order

#	Ward	Dist	Type	Applicant	Project Title and Description	Location	Comprehensive Plan Compliance (add X)			Planning Themes Addressed (add X)						
							Compliant	Neutral	Conflicts	Plans	Consulted	Cultural Destination Areas	Jobs & Economic Development	Environmental Sustainability & Resilience	Arts & Beautification	Economic Justice for People and Neighborhoods
19-101	5	10	C	Affiliated Building Corp - Twin Cities German Immersion School, 1031 Como Avenue, 55103, Dianne Bell, dbell@tcgis.org	<u>Twin Cities German Immersion School - Gabion Fence</u> : Design and oversee installation of a 7' tall x +/- 340' long stone gabion fence with integrated benches along TCGIS's eastern border to enhance visual and acoustic privacy and enhance a playground.	1031 Como Avenue, 55103	X			Land Use, Parks, District 10	No					
19-102	All	All	C & PI	African Economic Development Solutions, 1821 University Avenue W, S-145, 55104, Gene Gelgelu, ggelgelu@aeds-mn.org	<u>Loan Fund and Community Improvement</u> : AEDS is requesting \$200,000 for the revolving loan fund, 6 sculpture at \$90,000, community street art at \$5,000, Little Africa banner estimated at \$5,000 and project cost of \$60,000	Program: Citywide & Public Improvements along Snelling Ave.	X			Land Use, Transportation, and Parks Chapter	Yes & No	X		X		
19-103	1	7	C	Ain Dah Yung Center, 1089 Portland Ave., 55104, Deb Foster, deb.foster@adycenter.org	<u>Mino Oski Ain Dah Yung Cultural Center</u> : Cultural Center with commercial kitchen, signage, 7 sculptures on the front facade, drum decoration at the entrance, 2 benches for the public parklet.	771-785 University Ave. W, 55104	X			Landuse, Victoria Station Area plan, Housing Chapter, District 7 plan	Yes			X	X	
19-104	3	14	C	ArtStart, 1459 St. Clair Ave., 55105, Carol Serrine, cas4beardies@earthlink.net	<u>ArtStart</u> : Creation of a 10' x 24' mosaic mural on cement board attached to the east exterior building wall involving community members & artists to design/make the mural.	1459 St. Clair Ave., 55105	X			Land Use, Housing, District 14 Plan	No			X		
19-105	1	8	C	Asian Economic Development Association, 422 University Avenue W., Suite 14, 55103-1900, Va-Megn Thoj, va-megn@aeda-mn.org	<u>Little Mekong Container Market</u> : A Southeast Asian-themed, family-friendly shipping container park with interior & exterior food & art shops; cultural, recreational and education activities; artists' performances; and green space.	422 University Ave W, 55101	X			Landuse, Western Station Area Plan, District 8 neighborhood plan, District 7 Neighborhood Plan	Yes	X		X		
19-106	1	8	C	Center for Energy and Environment, 212 3rd Ave N, Ste 560, Minneapolis, MN 55401, Jim Hasnik, jhasnik@mncee.org	<u>RONDO Commercial/Residential Grant Program</u> : Façade improvements of up to 34 businesses and 13 residents within Central Selby.	Program: Selby Ave., between Dale & Lexington 55104	X			Landuse, District 8 Neighborhood plan	Yes	X		X		
19-107	5	6	C	Church of St. Bernards/District 6, 1160 Woodbridge, St., 55116, Ryan Thornton, rthornton@churchofstbernard-stp.org	<u>St. Bernard's Playground Renovation</u> : This Playground Renovation includes replacing 29 different pieces from our playground including new slides and 2 new benches	1160 Woodbridge St., 55117	X			Parks Chapter District 6 Plan	Yes				X	
19-108	6	4	C	CLUES (Comunidades Latinas Unidas En Servicio), 797 E. 7th Street, 55106, Enrique Olivarez, eolivarez@clues.org	<u>CLUES Mural Project</u> : Create two large murals (20 feet x 40 feet) depicting diverse and rich Latino identities and aspirations, engaging a total of 30,600 people as contributors and public viewers.	797 East 7th St., 55106	X			Near East Side Roadmap	Yes			X		
19-109	4	10	C	Community Involvement Programs, 1600 Broadway St. NE< Minneapolis, MN 55413, Kate Kelly, kkelly@allypeoplesolutions.org	<u>New Headquarters for Community Involvement Programs & ALLY People Solutions</u> : This new headquarters will bring 130 jobs with an estimated annual payroll of \$5 million to St. Paul. The building will also be the new home for 40 former ALLY central office and key program personnel	1515 Energy Park Drive, 55108 / AKA 1 Merrill Circle	X			Land Use, District 10	No	X				
19-110	5	5	H	Dayton's Bluff Neighborhood Housing Services, 823 E. 7th St., 55106, Jim Erchul, jerchul@dbnhs.org	<u>Village on Rivoli Pocket Neighborhood</u> : By year end 2020, 7 new houses & garages will be constructed and sold; at average sale prices of \$240,000. The project will help to revitalize RRI, one of St. Paul's oldest and poorest neighborhoods.	660 Rivoli Street, 55130	X			Railroad Island Updated Area Plan Summary	No					Housing is not "affordable" but is still housing, so might be considered under Economic Justice theme.
19-111	1,5	6	C	District 6 Planning Council, 171 Front Ave., 55117, Kerry Antrim, district6ed@dist6pc.org	<u>Revitalize the North End Neighborhood Part II</u> : The funds will support facade improvements as well as upgrading interior improvements such as HVAC, ventilation, and other improvements to bring properties up to code.	Program: N-end Larpeur to Burlington RR, 35E to Dale St.	X			Land Use Chapter and District 6 Plan	Yes	X			X	

2019 Neighborhood STAR Proposals

#	Ward	Dist	Type	Applicant	Project Title and Description	Location	Compliant	Neutral	Conflicts	Plans Consulted	Cultural Destination Areas	Jobs & Economic Development	Environmental Sustainability & Resilience	Arts & Beautification	Economic Justice for People and Neighborhoods	Historic Preservation Comments and General Comments
19-112	4	11	C	Element Boxing & Fitness, 655 Fairview Ave., N, 55104, Isabel Chanslor, isazales@gmail.com	<u>Co-Motion Center for Movement</u> : 2 doors, wood base, 13 mirrors, 2 20ft. walls, wood flooring 2800 sf, sealed concrete 2200 sf, painting, Fire protection heads (4 ea.), 1 HVAC 15 ton roof top unit, 25 hi-bay lights, 100 amp sub panel	655 Fairview Avenue N., 55104	X			Land Use, Parks, District 11	No	X				
19-113	3	15	PI	Expo Council of Parent and Teachers, 540 Warwick St., 55116, Megan Murphy, megmurphy79@comcast.net	<u>EXPO Elementary Treasure Island Playground</u> : 15,400 sq ft of existing play space, adds 7,600 sq ft of nature-based play opportunities & 9,060 sq ft of ADA accessible surfacing. Access to 55 play pieces & 6 social spaces.	540 Warwick St., 55116	X			Land Use and Parks Chapters District 15 Plan	No		X			
19-114	1	7	H	Frogtown Neighborhood Association, 501 N. Dale St., Suite 300, 55103, Caty Royce, info@historicsaintpaul.org	<u>Preserve Frogtown Resource Fund</u> : Four (4) units of distressed housing along the Green Line at risk of demolition, will be preserved, improved, and remain affordable to under-resourced households, avoiding displacement or homelessness.	Program: Charles & Sherburne between Victoria & Western.	X			Landuse Chapter, Housing Chapter, District 7 Nighborhood Plan,	Yes					
19-115	1	7	C	Haung Xieng Partnership, 654 University Avenue, 55104, daisy Haung, daisyhaung@gmail.com	<u>Haung Xieng Partnership</u> : Per code compliance relocate roof drain tie into storm sewage, and repave existing parking lot	654- 666 University Avenue W., 55104	X			Landuse Chapter	Yes	X				
19-116	6	5	C	Herizon Realty, 1090 Earl St., 55109, Peter Vang, vangp25@gmail.com	<u>Herizon Business Expansion Request</u> : Update office and finish basement adding 8 additional offices space and conference room. Required new framing, sheet rock, 2 egress windows, update HVAC, electrical, plumbing, flooring & lighting.	1090 Earl St, 55106	X			Land Use Chapter	No	X				
19-117	6	2	C	iFoods Deli Inc., 1515 White Bear Ave., 55106, Mydoua Thao, mydouathao@hotmail.com	<u>iFoods Deli Renovation</u> : 1x 6 ton HVAC unit, Kitchen hood, exhaust fan & AC Unit, 2x bathrooms & exhaust, 3x sinks	1515 White Bear Ave, 55106	X			Land Use, District 2 Plan, White Bear Ave SAP	No	X				
19-118	7	4	C	Indigenous Roots, 788 E. 7th St., 55106, Sergio Quiroz, indigeroots@gmail.com	<u>Indigenous Roots Cultural Arts Center: 2019 Facility Improvements</u> : Complete tuckpointing, foundation maintenance & site maintenance for stormwater management.	788 7th St. 55106	X			Near East Side Roadmap	Yes				X	
19-119	3	14	C	Jibba Holdings, 1326 Grand Ave., 55105, Timothy Wozniak, tw@jibbaco.com	<u>Jibba</u> : 2 forced air heat/cool HAC, Misc. Contractor work, 5 skate features, flooring, 1 garage door, sound & Lighting, 10 game stations, 2 bathroom construction, Lease expansion - 2200 sq ft., Retail	1326 Grand Ave., 55105	X**		X**	Land Use, District 14 Plan	No		X** See LU 1.48. Proposed event center /concert venue. Property in MU corridor, but across alley fr/ Estab.Nhood and SF homes. New uses may not be compatible.			
19-120	2	3	C	Jiddi, LLC, 1745 University Ave. W., 55104, Marianne Jurayj, jiddi@jurayj.com	<u>631 Stryker Ave Improvements</u> : Facade improvement to include; new overhang with lighting, new security door, 4 new windows, ADA access to back door, security system with cameras and native plant landscaping for front blvd.	631 Stryker Ave, 55107	X			West Side Community Plan; Stryker George Precinct Plan	No	X				
19-121	4	11	C	Junior Achievement of the Upper Midwest, 1745 University Ave. W., 55104, Erica Connell, erica@jaum.org	<u>Mural and Tuck Pointing</u> : Tuckpointing of a 9,500 square foot east facing façade as well as a mural and repainting on the same area. The size and scope of the mural will be determined with the artist.	1745 University Ave W., 55104	X			Land Use, District 11	No			X		
19-122	1	13	C	Keystone Community Services, 2000 St. Anthony St., 55347, Chris Ohland, cohland@keystoneservices.org	<u>Express Bike Shop Refresh</u> : Update Exterior Signage, Exterior Bike Racks, Retail Fixtures, Warehouse Racking, Shop Flooring, Retail Lighting, Interior Painting, and Interior Signage to create an appealing retail environment.	1158 Selby Ave., 55104	X			Land Use Chapter District 13 Plan Bike Plan	No	X	X			
19-123	3	15	C	Krueger Building LLC, 2366 W. 7th St., 55116, Sang Mouacheupao, sang.moua@gmail.com	<u>Ethiopian Community Center</u> Exterior: Retrofit windows and doors into the 5 slots where dock doors currently surround the facade. A stairway and ramp will be built and Interior: Need to overhaul Plumbing, HVAC and electric	2366 West 7th St., 55116	X			Land Use Chapter Distrc 15 Plan Shepard Davern Plan	Yes	X			X	

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19-124	7	4	PI	Lower Phalen Creek Project, 804 Margaret St., 55106, Jennifer Halcrow, jennifer@corvusnorth.com	<u>Wakan Tipi Center - Design & Construction:</u> Lower Phalen Creek Project seeks support to construct a 10,000 sq. ft.(approximately) cultural interpretive center adjacent to Bruce Vento Nature Sanctuary to complement the sanctuary.	Commercial St. and 4th St E, 55106	X			District 4 Plan Summary	No					Very directly called for by Strategy P4 in the D4 Plan Summary.
19-125	1	7	C	Mays Market, 377 University Ave. W., 55103, May Yang, mhsyang88@yahoo.com	<u>Mays Market Renovation:</u> Interior work and exterior work. See Bid Proposal	377 University Ave. W. 55103	X			Landuse Chapter, District 7 Neighborhood Plan, Western Ave Station Area Plan	Yes	X				
19-126	7	4	C	Metropolitan State University Foundation, 700 E. 7th St., 55106, Maureen Acosta, maureen.acosta@metrostate.edu	<u>The GROW-IT Center:</u> Phase II adds 765 SF (brick-clad; 7 windows) to the front the existing facility with a vestibule/2 new doors, 2 new ADA-compliant restrooms/wash station, and 551 SF for a small desk area and seating.	445 Maria St., 55106		X		Land Use Chapter, District 4 Plan Summary	Yes				X	
19-127	2	3	C	Mickelson Tax Service LLC, 420 Robert St. S., 55107, Hilda Mickelson, hilda@mickelsonstaxservice.com	<u>Mickelson Tax Service:</u> A facade improvement that includes 29 new windows. recently cold weather has cracked a window in half which necessitates the replacement.	420 Robert St S., 55107	X			District del Sol Plan; West Side Comm. Plan	Yes	X				
19-128	1	8	C	Natural Sound Studios, LLC, 989 Selby Ave., 55104, Steve Janega, steve@naturalsoundstudio.com	<u>989 Selby Front Window:</u> Replace all windows, 3 front windows, 4 side windows & Repair the stucco break.	989 Selby Ave., 55104	X			Landuse Chapter, District 8 plan	Yes	X				
19-129	1	8	C	Natural Sound Studios, LLC, 989 Selby Ave., 55104, Steve Janega, steve@naturalsoundstudio.com	<u>Natural Sound Rehearsal Studio 1040:</u> The building needs some interior renovation. Some exterior doors and windows need renovation. With no electricity or water available at this time, it is hard to measure the need of the utilities.	1040 Selby Ave., 55104	X			Landuse Chapter, District 8 plan	Yes	X				
19-130	2	3	C	Neighborhood Development Alliance, 481 S. Wabasha St., 55107, Gail Merriam, gmerriam@nedahome.org	<u>Smith, George, Stryker Star:</u> NeDA will provide grants and loans to 6 to 10 small businesses in the specified area. Energy efficient windows, doors, lighting, heating, facade restoration, roof replacement, signage.	Program: Businesses on Smith Avenue, George St. to Stryker Ave., 55107	X			Smith Avenue Revitalization Plan	No	X			X	
19-131	1	7	C	Neighborhood Development Center, 663 W. University Ave., Suite 200, 55104, Elisa Pluhar, epluhar@ndc0mn.org	<u>Revitalizing Frogtown-501 Dale:</u> HVAC improvements-replacement of 2 RTU systems and distribution, remodel 2 restrooms, ADA improvements, exterior signage, security camera, exterior tuck pointing, sidewalk repair.	Multiple parcels: 489, 501, 507 Dale St; 625, 631-633 University; 628, 632 Sherburne	X			Landuse Chapter, District 7 neighborhood plan	Yes	X				
19-132	4	12	C	New Vision Foundation, 1808 Riverside Ave., Suite 201, Minneapolis, MN 55454, Hussein Farah, hfarah@nu-viz.org	<u>Establishing New Vision Foundation's Headquarters in St. Paul:</u> This project builds out 2,500 square feet for New Vision from the 10,000+ total space in the facility at 860 Vandalia, purchased by Tech Dump. It includes offices, computer labs & conference room.	860 Vandalia St., 55114 (in Tech Dump)	X			Land Use Chapter, West Midway Plan	No	X				
19-133	1, 5	6	C	North East Neighborhoods Development Corp., 1321 White Bear Ave., 55106, Chuck Repke, chuckrepke@aol.com	<u>North End Loan Program:</u> Small business loans for capital projects. 5 to 7 loans which would NOT require matches because they would be each less than \$50,000.	Program: North End District 6	X			Land Use Chapter District 6 Plan	Yes	X			X	
19-134	1	8	H / Mixed	Pham Bui Group, 302 W. University Ave., 55103, Tinh Pham, phambui.group@gmail.com	<u>302 University Ave W Renovation:</u> Renovate the building to support 4 residential units and restaurant interior work & Replace exiting dumbwaiter with new passenger 2-stop elevator, demolition of 2nd floor structure	302 University Avenue	X			Landuse Chapter, District 8 plan, Western Ave Station Area Plan	Yes	X				
19-135	4	12	H & C	Playwrights Center, Inc., 2301 Franklin Ave., Minneapolis, MN 55406, Robert Chelimsky, robertc@pwcenter.org	<u>The New Playwrights' Center:</u> Capital campaign for the adaptive re-use of 9,000 SF office/warehouse including: accessible two story lobby/circulation addition, replacement/extension of all windows, rehab of all interiors, 120 seat theater and 2 apartments	710 Raymond Ave., 55114	X			Land Use Chapter, Dist 12 Plan, Raymond SAP	No			X		

2019 Neighborhood STAR Proposals

#	Ward	Dist	Type	Applicant	Project Title and Description	Location	Compliant	Neutral	Conflicts	Plans Consulted	Cultural Destination Areas	Jobs & Economic Development	Environmental Sustainability & Resilience	Arts & Beautification	Economic Justice for People and Neighborhoods	Historic Preservation Comments and General Comments
19-136	7	1	C	Progressive Baptist Church/Progressive Center for Educational and Economic Development, 1505 Burns Ave., 55106, RuthAnn Elde, WestSquad990@gmail.com	<u>Youth Complex & Community Center</u> : A steel construction building with brick facia that matches the current site. It will be 12,000 feet (120 x 100), with 4 external doors, 15 windows, 5 classrooms, a gym, walking track and lavatories.	1505 Burns Ave., 55106	X*	X*		Parks Chapter of Comp Plan, District 1 Community Plan	No				X	* Compliant if Parks & Rec determines this provides a substantial public benefit and it fills a recreation need. Otherwise, it's Neutral.
19-137	5	6	C	Rice Street Old School Boxing Gym, 1392 Birchcrest Dr., White Bear Lake, MN 55110, Linda Wojcik, ricestreetoldschoolboxinggym@gmail.com	<u>Rice Street Old School Boxing Gym</u> : Life Safety Improvements: Install sheetrock wall, air handler, LED lighting, drinking fountain, concrete steps & railing, carpet. Upgrade concrete floor, bathrooms, paint, hardware.	167 Geranium Ave. W. 55117 (@ St. Bernards)	X			Land Use and Parks Chapters District 6 Plan	Yes				X	
19-138	1	8	C	Rondo Center of Diverse Expression, 315 N. Fisk St., 55104, Marvin Anderson, mranderson989@comcast.net	<u>The Renovation of 315 Fisk</u> : Upgrades to meet ADA accessible requirements at main door and 2 toilets; 2 new framed glass entry doors; variety of interior cosmetic modifications, new interior and exterior lights as required.	315 Fisk Street N., 55104	X			Landuse Plan, District 8 neighborhood plan.	Yes			X	X	
19-139	1, 2, 4, 5, 6, 7	All	H	Rondo Community Land Trust, 626 Selby Ave., 55104, Greg Finzell, greg@rondoct.org	<u>Rondo CLT Single Family Housing Programs</u> : Rondo CLT will construct or rehab 10 owner-occupied units over 2 years. The goal is to complete 5 in 2020, and 5 in 2021. The intent is to do a mixture of rehab and new construction, market depending.	Program: Citywide	X			Housing Chapter of Comp Plan	Yes & No	X			X	
19-140	1	7	C	Saigon Investment Group, 353 W. University Ave., 55103, Si Nguyen, singuyen234@gmail.com	<u>365 and 353 University Ave W Project</u> : Interior work, replace ceiling tiles, review issue with plumbing, address hot water issues, provide additional storage racking in kitchen, repair back wall (soffit) new deli, Exterior work	365 & 353 University Ave W.	X			Land use Chapter, District 7 Plan, Western Station Area Plan	Yes					
19-141	3	14	C	Saint Paul Conservatory of Music, 1524 Summit Ave., 55105, Lea Johnson, SPCM@lmjsolutions.org	<u>Access - Music for All!</u> : One entrance ramp and one elevator/lift for ADA compliance	1524 Summit Ave., 55105	X			Comp Plan (Neutral), District 14 Plan (Compliant)	No	X				
19-142	7	1	PI	Saint Paul Urban Tennis, 1675 E. 5th St., 55106, Song Thao, song@urbantennis.org	<u>Eastview Tennis Courts and Rain Garden</u> : 5 new tennis courts, a rain garden, and 17 new jobs through 3 new programs.	Eastview, 1675 5th St E., 55106	X			Parks Chapter of Comp Plan, District 1 Community Plan	No		X		X	
19-143	1	8	C	Springboard for the Arts, 308 Prince St., Suite 270, 55101, Carl Swanson, carl@springboardforthearts.org	<u>Springboard for the Arts Capital Campaign</u> : Redevelopment of vacant auto dealership to create office, resource & market/event space. Improvements include environmental landscaping, addition of public green space, elevator for ADA and roof deck.	262 University Ave. W., 55103	X			Landuse Chapter, Distrc 8 neighborhood plan, Western Station Area Plan	Yes	X		X	X	
19-144	2	9	C	St. Vincent de Paul, 2939 12th Ave. S., Minneapolis, MN 55407, Ed Koerner, eekoerner@svdpmpls.org	<u>Repair of SVdP's W. 7th St. Thrift Store Façade</u> : The 100 year-old façade of the SVdP West Seventh Thrift Store is crumbling and requires repair.	461 7th St W., 55102	X			Land Use Plan	No	X		X		
19-145	7	4	C	Storehouse Grocers LLC, 1910 Upper Afton Rd., 55119, Melanie Johnson, melanie@faithtothenations.com	<u>Storehouse Grocers</u> : A micro-grocery store created within a re-furbished 40ft shipping container. We will improve on parking lot by changing the surface and creating green space and lighting.	643 Arcade St., 55106	X			Land Use Chapter	Yes	X				Needs rezoning from VP
19-146	2	3	C	Stryker Property Investments. LLC, 637 Stryker Ave., 55107, Joshua Peterson, peterson.josh82@gmail.com	<u>Stryker Property Investments, LLC</u> : Replace 12 windows and 4 doors new glazing and storefront on first and second stories creating a better neighborhood feel.	637 Stryker Ave., 55107	X			West Side Community Plan; Stryker George Precinct Plan	No	X				
19-147	7	1	C	Sunray Gas LLC, 344 N. Ruth St., 55119, Jorge Samper Zelaya, sunraybp@yahoo.com	<u>Sunray BP remodel</u> : Build two ADA accessible bathrooms inside c-store as well as improve access ramps to the store, upgrade steel used oil tank to double wall fiberglass tank, replace exterior brick, add walk-in cooler.	344 Ruth St N., 55119		X		Land Use Chapter, District 1 Community Plan	No	X				

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19-148	1	8	C	The Coven, 301 N. First St., Minneapolis, MN 55401, Erinn Farrell, erinn@thecoven.com	<u>The Coven Saint Paul - Headquarter Build Out:</u> Tenant improvement build out of existing space.	165 Western Av N, Suite 8, 55102	X				Yes	X				
19-149	7	1	PI	The Sanneh Foundation, 2090 Conway St., 55119, Brandon Griffin, bgriffin@thesannehfoundation.org	<u>Conway Park Dome Building Expansion:</u> Renovations will include design/build one 3,000 sq. ft. permanent accessible structure and A designated 1,000 sq. ft. programmatic space for senior/under served populations	2090 Conway Street, 55119	X			Parks Chapter, District 1 Community Plan	No				X	
19-150	6	4	C	Vomela Specialty Company, n274 Fillmore Ave. E., 55107, Paul Knapp, prknappsr@gmail.com	<u>Auth Properties (Vomela) Rooftop Solar Installation:</u> constructing a \$1,700,000 .351 kW photovoltaic energy system on the roof of its building at 845 Minnehaha Avenue East; total project costs estimated at \$1,800,000.	845 Minnehaha Avenue East ("Beacon Bluff")	X			Land Use Chapter	Yes		X			
19-151	6	5	C	Wako Enterprise, Inc., 999 Payne Ave., 55130, Dahir Wako, daimwako@gmail.com	<u>999-1001 Payne Ave. Renovation Project:</u> The property needs a major renovation. The storefront of the building will be completely remodeled to attract and upgrade the building. The building requires a new plumbing, H/VAC, and electricity.	999-1001 Payne Ave., 55130	X			Land Use Chapter, District 5 Plan	No			X		
19-152	1	8,13	H	Young Women's Christian Association of St. Paul, 375 Selby Ave., 55102, Connie Bowers-Capen, cbowers-capen@ywcaofstpaul.org	<u>YWCA St. Paul Supportive Housing Rehabilitation & Preservation Project:</u> Replace roof, 2 boilers, flooring, 10 stairwells, repair retaining wall, tuckpoint (400 sq. ft.); balcony & molding (150 sq ft. 1,000 linear ft.), insulate 12 rooms, install keyless entry	245-251-261 Oxford St N.; 91-93-95 N. Lexington Pkwy.; 138-142 N Grotto St., 55104	X			Housing Chapter District 13 Plan District 8 Plan	Yes & No					X
19-153	4	11	C	Zion Lutheran/Hamline Midway Elders, 1697 Lafond Ave., 55104, John Marboe, zionic.midway@gmail.com	<u>Accessibility for Food and Wellness Program:</u> Create an accessible entrance (currently none), install a vertical lift to reach both floors & install an accessible unisex bathroom on main floor.	1697 Lafond Ave., 55104		X		Land Use Chapter, District 11	No					
Totals:							48	4	1		22 Yes 3 Yes & No	28	5	12	14	

Type: C = Commercial / H = Housing / PI = Public Improvement