

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

**WEEK OF APRIL 1-5, 2019**

**Mon (1)** \_\_\_\_\_

**Tues (2)** \_\_\_\_\_

**Weds (3)** \_\_\_\_\_

**4:30- Comprehensive and Neighborhood  
6:00 p.m. Planning Committee**  
*(Lucy Thompson, 651/266-6578)*

**13<sup>th</sup> Floor – CHA**  
25 Fourth Street West

Sidewalks Signs Amendments to Zoning Code Chapter 64-Signs – Review and recommend proposed Zoning Code amendments to the full Planning Commission. *(Kady Dadlez, 651/266-6619)*

2019 Neighborhood STAR Proposals - Review for Comprehensive Plan Conformance

Update on Stryker Avenue 40 Acre Zoning Study – Informational presentation by Michael Wade. *(Michael Wade, 651/266-8703)*

**Thurs (4)** \_\_\_\_\_

**Fri (5)** \_\_\_\_\_

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

**Room 40 City Hall**  
Conference Center  
15 Kellogg Blvd.

**Zoning..... SITE PLAN REVIEW** – List of current applications. *(Tia Anderson, 651/266-9086)*

**NEW BUSINESS**

#19-015-902 Flint Hills Storage Building – Conditional use permit for storage building below the regulatory flood protection elevation. 2209 Childs Road. *(Josh Williams, 651/266-6659)*

#19-017-008 Paula Schad Lilly – Rezone from R2 one-family residential to RT1 two-family residential. 321 Irvine Avenue. *(Michael Wade, 651/266-8703)*

#19-016-207 Dayton Avenue Church Use Variance – Historic use variance for a rental hall for weddings and receptions. 217 Mackubin Street, NW corner at Dayton Avenue. *(Tony Johnson, 651/266-6620)*

*Transportation Committee...* Saint Paul Pedestrian Plan – Review public comments and recommended changes to draft; forward to the Mayor and City Council for adoption. (*Fay Simer, 651/266-6204, Public Works*)

*Informational Presentation...* Citywide Framework for Community Engagement – Informational presentation by Joe Mendyka, Office of the City Council.

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

**Minutes January 25, 2019**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, January 25, 2019, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. DeJoy, Lee, Mouacheupao, Reveal, Underwood; and Messrs. Baker, Edgerton, Fredson, Khaled, Lindeke, Ochs, Perryman, and Vang.

**Commissioners Absent:** Ms. \*Anderson, and Messrs. Oliver, \*Rangel Morales, \*Risberg.

\*Excused

**Also Present:** Luis Pereira, Planning Director; Dr. Bruce Corrie, Department of Planning & Economic Development Director, Tia Anderson, Department of Safety & Inspections, Lucy Thompson, Josh Williams, Bill Dermody Mike Richardson, Menaka Mohan, Hannah Burchill, and Sonja Butler, Department of Planning and Economic Development staff.

**I. Approval of minutes January 11, 2019.**

Chair Reveal 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 Reveal had no announcements.

**III. Planning Director's Announcements**

Report of Nominating Committee and Election of Officers.

Luis Pereira, Planning Director reported on behalf of the Nominating Committee. The committee offered the following slate of officers: Elizabeth (Betsy) Reveal for Chair, Cedrick Baker for First Vice-Chair, Luis Rangel Morales for Second Vice Chair, and Lue Vang for Secretary.

Chair Reveal called for nominations from the floor. There were none.

***MOTION: Chair Reveal moved to close nominations and approve a unanimous ballot for Commissioners Reveal, Baker, Rangel Morales, and Vang as a slate. Commissioner Edgerton seconded the motion. The motion carried unanimously on a voice vote.***

Mr. Pereira announced that recently they had an HPC intern Tyler McDaniel start on the Planning Team. He will focus on the African American Context Study. Also, the City has made it to the

top semi-finalist for a grant competition JP Morgan Chase Advancing Cities proposal, this is to support the Cultural Destination Areas implementation, hoping to have success with that.

#### **IV. Comprehensive and Neighborhood Planning Committee**

Muskego Church-2375 Como Avenue West – Consider recommendation of updated Local Heritage Preservation site designation study for new proposed boundary. (*Anton Jerve, 651/266-6567*)

***MOTION: Commissioner Mouacheupao moved on behalf of the Comprehensive and Neighborhood Planning Committee to approve the updated local heritage preservation site designation study for new proposed boundary. The motion carried unanimously on a voice vote.***

Gold Line Station Area Plan – Recommend amendments to the adopted plan (2015) and forward to the Mayor and City Council. (*Bill Dermody, 651/266-6617*)

***MOTION: Commissioner Mouacheupao moved on behalf of the Comprehensive and Neighborhood Planning Committee to approve the amendments to the adopted plan (2015) and forward to the Mayor and City Council for adoption. The motion carried unanimously on a voice vote.***

Commissioner Mouacheupao announced that the next Comprehensive & Neighborhood Planning Committee meeting is scheduled on Wednesday, February 6, 2019.

#### **V. Zoning Committee**

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

##### **NEW BUSINESS**

***Commissioner Edgerton recused himself from all three zoning cases.***

#18-134-557 Canadian Pacific Railway Retarder Tower Addition - Conditional use permit for a building addition not elevated on fill above the regulatory flood protection elevation in the flood fringe district. 1000 Shop Road. (*Josh Williams, 651/266-6659*)

***MOTION: Commissioner Baker moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.***

##### **OLD BUSINESS**

#18-126-865 Twin Cities German Immersion School – Variances for maximum building height (30' allowed, 33' -1" proposed), maximum lot coverage (35% allowed, 36% proposed), and minimum off-street parking (87 spaces required, 50 spaces proposed). 1031 Como Avenue, between Argyle and Churchill. (*Josh Williams, 651/266-6659*)

Commissioner Fredson said that the key points are that there is a 34-space parking deficiency. In testimony at the December 20, 2018 Zoning Committee public hearing former commissioner and Zoning Committee member Bob Spaulding gave a presentation. He highlighted unusual, pressing and real systematic transportation and safety issues. Mr. Spaulding illustrated this with an intensity of use chart that compared elementary and middle schools in R1 and R4 zoning districts and the German Immersion proposed school use was four times the number of students per acre of the median schools in R1 and R4 zoning districts in Saint Paul. According to Mr. Spaulding, only 9 percent of students are from the neighborhood, 36 percent are from greater Saint Paul outside of District 10, 55 percent are from outside of Saint Paul and 34 percent of students are picked up. A lot of drop off and pick-ups at the location. The school had decided to raise its enrollment cap. Absent the schools own choosing to get bigger on a quantifiably undersized site, this would not be an issue.

Commissioner Lindeke said there was a lengthy study that the school put together about transportation issues and impacts, and they were looking for more information and guidance about what potential solutions to some of the safety issues might look like. If you look at the findings there's some questions about whether the study meets the standards that we set for a site plan, personally he did not feel that they did. That was one issue. The other issue was the conformance with the Comprehensive Plan and looking at the staff report it talks about how the Comprehensive Plan provides mixed guidance, using the term staff put in the finding. He agrees with there are two sides in the Comprehensive Plan about it. On balance he thinks that the Comprehensive Plan does not support the site plan and the variance.

Commissioner Baker said that he voted for approval of staff's recommendation. He wanted to hold this over for three reasons. First, so the applicant could work with city staff on some of the concerns they had heard and specifically some of the language in the condition in order to ensure there would be an agreed upon way of working moving forward on the recommended conditions of approval. Second, because one of the rationales given at the Zoning Committee meeting as to why the committee wanted to hold the application over was not yet having received the traffic impact study's approval from Public Works. The committee was waiting for that information to see how Public Works would respond to the applicant. Public Works agreed to work with the applicant on traffic in mitigating any type of traffic concerns. He stated that he is struggling with denial of this application based on the rationale of why the committee held it over in the first place. He thinks that the committee is potentially doing a disservice to the German Immersion School if they move forward with the denial of this. Their ability to grow their school population is a good thing.

Commissioner Ochs said that this is an intense use. While schools are allowed in residential areas, schools are welcomed to residential areas because they are part of the neighborhood, and children can walk or ride a bike to school in their community. As an Immersion School its largely a commuter school the intensity of the population of both student and staff makes it a geographically small but intensely populated space. If this was a business would we not allow it to be there, but it's a school so it's allowed to be there under certain parameters which is having the parking spaces the open spaces available to make it work. This is not working, it doesn't fit in its boundaries as we have defined them.

Commissioner Baker is concerned that they are trying to talk about German Immersion School as not being a part of how they as the Planning Commission and how zoning ordinances view all schools. He stated that he thinks that they should make sure that they are thinking about that and

they are taking that into consideration. German Immersion School is a charter school that is also a public school, and it abides the same laws as any other school that is a public school. Some of the things that he is hearing in these conversations is making it seem that German Immersion School is not that. He feels that they need to be careful in these conversations before they make this vote and base it upon that.

Chair Reveal stated that whatever the vote is today, it is a recommendation to the City Council.

Tia Anderson, DSI staff interjected saying that Planning Commission decisions for the site plan and the variances are an appealable decision to the City Council.

Chair Reveal apologized and said that she meant to say that it was a decision that could be appealed, not merely a recommendation.

***MOTION: Commissioner Baker moved the Zoning Committee's recommendation to deny the variances. The motion had a 6-6 vote, Chair Reveal stated that she believes that with a tie vote the chair decides. Chair Reveal is voting against the motion to deny. (Later the City Attorney Peter Warner opined that this was not a proper vote)***

Commissioner Baker made a motion to approve staff's recommendation with the alternative language they gave for approval of the variances for the application. Commissioner Khaled seconded the motion.

***MOTION: Commissioner Baker moved the staff's recommendation to approve the variances. The motion had a 6-6 vote, Chair Reveal is voting in favor of approval of the variances. (Later the City Attorney opined that this was not a proper vote).***

#18-117-556 Twin Cities German Immersion School – Site Plan for a 3-story building addition. 1031 Como Avenue, between Argyle and Churchill. (Tia Anderson, 651/266-9086)

Commissioner Lindeke said that the traffic study that the applicant put together has a lot of important and useful tools and recommendations that might be implemented by the school as it goes forward. He hopes that they work in good faith with Public Works and that Public Works, works with the school and try to make sure that safety of community members is priority.

Commissioner Fredson added the perspective that on balance the staff recommendation was inconsistent with the Comprehensive Plan. There are two policies at play: Historic Preservation Chapter, provision 4.3, protect undesignated historic resources, and in the District 10 Community Council Plan Policy Housing and Land Use 4.1 support programs, studies and policies that serve to protect its historical character. In his judgement there is no question that the former St. Andrews Church building is historic. And historic properties can help to define the character of a neighborhood, create a strong sense of place and this has really been a defining landmark in the neighborhood since 1927. He feels that the Historic Preservation policy out weighs the Land Use policy.

**MOTION:** *Commissioner Baker moved the Zoning Committee's recommendation to deny the site plan review application. The motion had a 5-7 (Baker, DeJoy, Lee, Mouacheupao, Perryman, Reveal, Underwood) motion failed.*

**MOTION:** *Commissioner Baker moved the staff's recommendation to approve the site plan review application with alternative language. The motion carried 7-5 (Fredson, Khaled, Lindeke, Ochs, Vang) motion passes. (Later the City Attorney opined that this was not a proper vote).*

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on Thursday, January 31, 2019.

**VI. PUBLIC HEARING:** Ford Zoning and Public Realm Master Plan – Item from the Comprehensive and Neighborhood Planning Committee. (*Menaka Mohan, 651/266-6093*)

Menaka Mohan, PED staff started to present a PowerPoint presentation, however there were some technical difficulties while presenting. So, she gave a brief outline of actions to-date on the Ford Zoning & Public Realm Master Plan Amendments & Zoning Study. The PowerPoint will be available to view on the web page at: <http://www.stpaul.gov/planningcommission>

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

The following people spoke.

1. John Cardoza, president of the Cleveland Resident Council, 899 Cleveland Avenue S., #811, Saint Paul, MN 55116. Mr. Cardoza said that they approve of the new plan to not extend Saunders and keep the ballfields. Having the ballfields there is very positive for the residents. However, the possibility of turning thoroughfare into a public roadway most residents, as he does, disapprove of this. Recently there was a crosswalk event at Cleveland and Saint Paul Avenues where it splits, and the Police pulled over a lot of people who failed to yield, even a Metro bus was pulled over. He invites the Planning Commission to one of their Hi-Rise meeting to meet with the residents. He looks forward to working with everyone and hopefully work out the plan for Village Lane.
2. Joanne Hager, 1419-39<sup>th</sup> Avenue North, Minneapolis, MN 55412. The City of Saint Paul sounds very committed to engaging a diverse workforce for this Ford Plant Project a workforce that might include 14,000 construction jobs. She has confidence in Ryan Companies as a responsible contractor who will take the workforce goals of Saint Paul seriously. Focusing on respect at the job site is a best practice that tradeswomen and other under-represented workers in the construction industry field. We need more general contractors like Ryan Companies.
3. Pete Verdeja, a member of the Saint Paul Building Trades, 2102 Pinehurst Avenue, Saint Paul, MN 55116. Mr. Verdeja is largely in support of the project moving forward and a fan of Ryan Companies. He is also a commissioner for the Saint Paul Public Housing and he is opposed to any road thoroughfare through the Village Way proposal. Not in favor of the impact on those residents between Highland Village and Cleveland Hi-Rise. He's a resident of Saint Paul living in Highland Village loves it. Also, he is strongly in favor of the ballfields

he has a grandson who plays at those fields.

4. Tim Morehead, 1932 Bayard Avenue, Saint Paul, MN 55116. He is in favor of the adjustments that Ryan Companies is proposing. There are many people enthused about some of the changes that have come about through Ryan Companies. They are doing some adjustments on parking, most of the people here drove and what he would like to see in the future is they might need some additional parking initially. But what he hears from Ryan is that as the parking changes that they can take that space and reuse it into something less than parking to use for something else. Secondly, he likes the diversity of the rowhouses on one side of the waterway. That is a great addition and it's something that will work well. And the ballfields are a nice touch.
5. Jon Gutzmann, Executive Director of the Saint Paul Public Housing Agency (PHA), 555 Wabasha Street N., #400, Saint Paul, MN 55102. They have now received proper notice both the PHA and the Cleveland Hi-Rise Resident Council and they do expect PHA and the Resident governing bodies to receive adequate notice going forward. So, will the City and Ryan commit to meeting with the Cleveland Hi-Rise residents hear their concerns and their questions before any changes are acted on. Regarding Village Way, they strongly oppose any plan in Village Way which is currently a private road abutting the PHA property becomes an east-west public thoroughfare. Village Way is directly next to their newly developed parking lot owned by the PHA used by the residents. They oppose any alteration to this private road, any changes to the property that is abutting PHA property and any action that may negatively impact the lives, health and safety of their residents. To Ryan how does your company plan to widen Village roadway without disturbing the property? To the City why are City staff amenable to this proposal, what have you reviewed that convinces you that the changes are okay?
6. Katherine Soderberg, Property Manager of Sibley Manor Apartments, 1300 W. Maynard Dr., Saint Paul, MN 55116. Ms. Soderberg supports these amendments because Ryan Company is a local developer, they have the best interest of the neighborhood at heart. Ryan is asking to tweak the master plan they are building 95% of the master plan that was developed over the last 11 years by community. This project will create jobs, retail and housing that is needed for their tenants and neighbors.
7. Jim Winterer, 1032 Bowdoin Street, Saint Paul, MN 55116. Mr. Winterer thanked the Ryan Company for listening and responding to the concerns they had in the neighborhood. He supports the amendments they go a long way to making the site a better fit with the neighborhood.
8. Howard Miller, 2081 Highland Parkway, Saint Paul, MN 55116. Mr. Miller supports the Ryan revisions of the master design for the site. Ryan has taken the City's master design plan for the Ford site and turned it from a potential disaster to a probable success. They did this by listening to the people of Highland Park and consulting with Highland Park District Council who submitted a set of resolutions in support of their changes. This plan reduced the neighborhoods fear of excessive new traffic from the completed site by reducing the possible trips residents and merchants might take by 25%. And by increasing parking availability they will reduce the number of visitors who will park on adjacent streets. Ryan recognizes the need for affordable housing that is increasing drastically. They appreciate the fact that Ryan has heard them, and they appreciate the same from the Planning Commission and the City as



well.

9. Kate Hunt, 2081 Highland Parkway, Saint Paul, MN 55116. She supports Ryan Company's Ford plan minor amendments. Over the past two years, the city asked for public comments for the 2016 rezoning plan, public opposition to this plan was clear and consistent. The city's own survey showed that nearly 75% of citizens opposed this plan. In contrast Ryan's plan has been approved by the Highland District Council and received overwhelming approval when presented in several public meetings in 2018 & 2019. It is important to note that Ryan's proposal with its amendments adheres to 95% of the city's plan and Ryan's enhancements add more green space and saves two ballfields the revised grid reduces traffic and parking concerns, provides affordable housing and allows for single family homes. Ryan's market plan offers the best choice delivering a financially successful livable development at the Ford site.
10. Bruce Hoppe, 531 Mt. Curve Blvd., Saint Paul, MN 55116. Mr. Hoppe supports all of the amendments that have been proposed by Ryan. Ryan must make this economical and he hears that there is a recommendation for denial of these amendments and the fear they have in the community is that if these amendments are not approved Ryan will back out and this will put us right back to square one, years behind getting this site developed. As a property owner close to the site we are very encouraged by what Ryan has put forth, and they don't want to lose this opportunity with Ryan and it goes to some other developer that does not hear them.
11. Russ Adams, Executive Director of the Alliance for Metropolitan Stability, 2525 E. Franklin Avenue, Minneapolis, MN 55406. Mr. Adams said that this is a project of regional significance and an opportunity site for the citizens of Saint Paul, not just the Highland neighborhood. A neighborhood is being built from scratch. When the zoning plan was passed there were very strong affordable housing goals attached to that plan, they have always been pleased since September 2017 that the city staff and Ryan Companies have remained committed to those affordable housing goals. As far as the amendments none of the amendments the Ryan Companies is proposing would threaten those affordable housing goals, and they support most of those amendments. Ryan Company has the best interest in mind for the city and the neighborhood, but he thinks they are at a point where the city needs to get some clarity from Ryan on some of these pieces. Regarding the housing mix and the siting of the units and whether rental and ownership will be put together they look forward to having and continuing those conversations.
12. Joshua Houdek, Land use and transportation manager for the Sierra Club Minnesota NorthStar Chapter, 2327 E. Franklin Avenue, Minneapolis, MN 55406. They support the Ford Site Zoning & Public Realm Master Plan Amendments and Zoning Study. They appreciate Ryan's engagement in the community and the City of Saint Paul's progressive approach to planning for improved sustainable density, affordability and clean transportation options that will serve this area. This project is a perfect example of don't let the perfect be the enemy of the good. They are not excited about single family homes being proposed, they believe that in a city like Saint Paul and Minneapolis that density is needed to move these cities in urban areas to a more sustainable future. They applaud the direction that the Ford site is going and in general support direction that the Ryan Companies and the City continues to propose.
13. Tony Giuliani, 2154 Pinehurst Avenue, Saint Paul, MN 55116. Mr. Giuliani approves

Ryan's plan and its amendments. He likes the modifications that they have made to balance the needs of all that have come forth from the community. He looks forward to the opportunity to have a townhome, rowhome maybe even a single-family home as part of the redevelopment. This amendment expands the plan to be inclusive of all home types. It does achieve the goal of the density that the master plan put forward with a minor reduction to be compromising for everybody.

14. Michele DuMond, 1140 St. Dennis Ct., Saint Paul, MN 55116. She supports the Ryan plan because of all the variety of housing in the community, especially the single-family homes. She is also here because of the ballfields, being a parent of a 15 years old who grew up in the ballfields. Ms. DuMond wants all parents to have the opportunity for their children to gain leadership skills, team skills and life long friendships on the ballfield.
15. Don Mullin, Executive Secretary of the Saint Paul Building and Construction Trades Council, 353 W. 7<sup>th</sup> Street, Saint Paul, MN 55102. They support because there is great opportunity there to continue to grow and provide, not only a good place to live but a good strong community for those members. He asks that the Planning Commission support those efforts of Ryan and continue to grow their community.
16. Steve DuMond, 1140 St. Dennis Ct., Saint Paul, MN 55116. He approves the Ryan plan, being a farm guy from Wisconsin who moved here in the 90's he is in favor of the 50 acres of green space along with 1,000 trees, ballfields and recreation areas. He approves of the no buildings over 6 stories, the single-family homes and the rowhomes and all the things that support the rural community that he came from.
17. Patrick Martin, 1881 Jefferson Avenue, Saint Paul, MN 55105. He supports the Ryan amendments as listed. There is very little opposition to the Ryan plan. The Highland District Council the neighborhood organization entrusted to evaluate the needs of the neighborhood they approved the Ryan Company proposed amendments. Mr. Martin noted that there are people who are ready to downsize in Saint Paul right now. Rejections of these amendments would delay the start of construction on these projects.
18. Shirley Erstad, Executive Director of Friends of the Parks & Trails in Saint Paul and Ramsey County, 1660 Laurel Avenue, Saint Paul, MN 55104. They applaud the Ryan companies for their proposal to lower the building height in Lot 11, from F2 residential mix low to F1 river residential, this would preserve the deep setbacks on Mississippi River Boulevard. During the Mississippi River Corridor Critical Area (MRCCA) vision process nonconforming structures are one of the largest concerns expressed by the City of Saint Paul. They applaud Ryan Companies for finding a way to retain two of the three recreational fields. As developers they know that green space adds economic value as well as increased environmental and public health benefits. They support these proposed changes by Ryan Companies and hope they will be accepted revisions to the plan.
19. Scott Andersen, 1737 Bayard Avenue, Saint Paul, MN 55116. He supports the Ryan amendments. Mr. Andersen said if something cannot be worked out with Ryan, if you don't support the Ryan amendments and he does think that somebody can say that they can't proceed with the development if you will not let the entertainment district or commercial district be successful by having parking, you'll move to another developer. As sure as he is sitting here they are going to ask you the same thing. Ryan is not unique in that they want to

be successful and they want this community to be successful. Ryan is local developer, a local company who has a local interest at heart. He has not heard any opposition to the ballfields, his kids play there, and its not a certainty that if Ryan isn't the developer that those ballfields will remain ballfields.

20. Kevin Walker, Director of New Project at Beacon Interfaith Housing Collaborative, 2610 University Avenue West, Ste. 100, Saint Paul, MN 55441. Mr. Walker supports for the vision reflected in the Ford Site Master Plan, particular the diverse housing options across the spectrum of affordability. The commitment of 10% of the units to be affordable at and below 30% of the Area Median Income. Based on their experience and track record for the last 15 plus years 17 developments and nearly 600 units deeply affordable supportive housing is an important asset to the community. It helps end homelessness and ultimately stabilizes the community for years to come. The vision and those aspects of the vision are consistent with Beacon's values and their vision that everyone has a home.
21. Frank Jossi, Chair of the Community Development Committee for the Highland District Council, 1810 Hartford Avenue, Saint Paul, MN 55116. The River Road is mainly single-family homes, and they did not see that as a deal breaker it fits in the pattern of development on River Road in Saint Paul and Highland Park. The issue of parking, structured parking, Ryan plans to build about 60% of what they could have in parking which would be about 5,000 spaces versus they're allowed to build more than 10,000. The saving of the two ballfields is important the rerouting of the roads they did not think was a significant issue, they feel it will come up again with a solution. The townhouses can be counted on one hand, there are maybe two, ie the number of townhouses in Highland Park, the community will embrace those townhouses, they are life cycle housing people who are young can live there, people who are old can live there, that's the housing kind that they haven't seen in their neighborhood.
22. Jim Ginther, 1019 Colby Street, Saint Paul, MN 55116. Mr. Ginther endorses Ryan's amendments, they have bent over backwards to keep us informed letting us know what is going on. Ryan is a very good company and they will be very transparent as they proceed forward, if allowed.
23. Kathy McGuire, 2203 Fairmont Avenue, Saint Paul, MN 55105. Ms. McGuire supports the Ryan amendments as a huge step in the right direction, toward creating a development that prepares for the future and is compatible with the present. The City's master plan poses a drastic change and intense use into a residential community, it is a plan that she does not agree with. The Ryan amendments reflect careful thought and planning from the perspective of experience. Ryan understands Saint Paul, and the master plan they are master's in development and they know the market. Please vote to approve these amendments.
24. Drew Hodson, 1938 Beechwood, Saint Paul, MN 55116. Mr. Hodson supports Ryan amendments. He is confident that with the efforts that Ryan Companies have done to get the community's input and to work with the community and to continue the continuity of the neighborhood. He is confident that when he retires here that same passion and love that they have for the neighborhood will still be there.

Chair Reveal said that the next speakers are all from the Ryan Companies, she noted that they had originally requested to have an opportunity at the end of this hearing to make a full

presentation. However, that is not the procedure that we have ever used in a public hearing portion of the Planning Commission deliberations. It was reviewed at Executive Committee this morning before this meeting and decided that it was not appropriate, especially since it had not been publicly noticed. Chair Reveal invited the Ryan Companies to make that presentation at the Comprehensive and Neighborhood Planning Committee meeting where the results of the public hearing will be discussed, which is not a public hearing but is open to the public and some of the people in the audience might want to hear that. Commissioner Lindeke wanted to know when the next Comprehensive and Neighborhood Planning Committee meeting is and what time?

Commissioner Mouacheupao said that the next Comprehensive and Neighborhood Planning Committee meeting is on Wednesday, February 20<sup>th</sup>, 2019, starting at 4:30 -6:00 p.m.

Chair Reveal said that the location will be determined, and they will be sent out to the Ryan Companies and a notice will be put out as well.

25. Mike Ryan, Ryan Companies, 4541 DuPont Avenue South, Minneapolis, MN 55419. Mr. Ryan recognizes the enormous responsibility and opportunity in front of them. It is not something they take lightly. They are values driven as an organization, safety is a priority, family excellence, integrity, respect, and stewardship is one of their seven values. They have the support from the district council Highland and the MacGroveland Community Council. They have a long-term relationship with Habitat last summer they built a home in North Saint Paul, this summer in North Minneapolis and back in Saint Paul next summer. The Vintage on Selby project they were asked by many concerned residents to save three homes on their dime and their time moved those homes to the Rondo neighborhood. There are four modest changes that they need the city's support for, it is changing one block to have the same zoning as the seven adjacent blocks on Mississippi River Boulevard, it's asking for 40 Row homes to be reduced by 10 feet to be in context with the rest of the 300 Row homes in the neighborhood. Ryan Companies asks for one street to be reoriented to North South from East West. And with parking they are asking for only a number of stalls that are already approvable and allowable, it's the ratio they are asking to be changed. Ryan wants 350 more stalls than the ratio would allow to make the retail viable.

Commissioner Fredson said regarding the proposed down zoning on the F1 river residential, is the primary driver of that in response to the community concerns or wanting that kind of single-family home or mansion like development or to help finance the project.

Mike Ryan said it's three fold, 1) there was a request to have single family homes all along the Mississippi River Boulevard, staff has recommended supporting that, but the driving force behind that; Ford had originally precluded those homes when the master plan was created, Ryan Companies believes had they not done that those single family homes would have been allowable and part of the master plan in the first place. They requested to Ford the ability to do single family homes just on the river boulevard, because it creates a better edge to the entire site, makes it more harmonious with the whole community.

Commissioner Lindeke said when saying that Ford precluded the homes, what do you mean precluded.

Mike Ryan said Ford as the owner of the property has the right to place restrictions on the

future uses of the site. While they were interested in cleaning it to bring it back to developable standards they were not interested in single family homes. When they first engaged with Ford they asked them if they would reopen their minds to having just the strip along River Road be open to single family homes.

Commissioner Fredson said that it sounds like to him this is not a deal breaker for Ryan Companies this is more in response to city staff, the community and if the Planning Commission were to make some adjustments to the plan to up zone along the river that that would not be a deal breaker for Ryan.

Mike Ryan said they hear him and understand his perspective.

26. Anthony Adams, employee at the Ryan Companies, 20976 Greenwood Court, Lakeville, MN 55044. Mr. Adams said that the plan they submitted does not propose a connection to Village Way, wanted to state that for the record. The block to the North of Lot 11 is in the Gateway Zoning District which much of that block adjoining Lot 11 is a park, so that adds to the softening edges of River Road.
27. Jared Olson, 78 East 10<sup>th</sup> Street, Saint Paul, MN 55101 representing the Ryan Companies. They are requesting the removal of Hillcrest Avenue from Cretin to Finn, they support the City staff's recommendation to eliminate the superblock in the very northeast corner of the development. Since they do not control the Lund's property which is part of that superblock they are essentially rotating that block with the extension of Ranger Way going all the way north. Ryan Companies feel that superblock is roughly the same size they just reorienting it to the north-south direction and that meets the intent of the connectivity in the master plan.
28. Peter Harmatuck, 4304 Beard Avenue South, Minneapolis, MN 55410, on behalf of Ryan Companies, he addressed their request to adjust the zoning for the F3 district specifically on the Westside of the central water feature. There are two adjustments one is to the FAR and the other is to the minimum height in that district. They believe that making this adjustment will increase the range of diversity in housing types and housing options for the community. Making this adjustment will create a greater consistency in the building type in that neighborhood. This still supports the transect from the lower density in the west to higher density in the east. Mr. Harmatuck submitted a letter from Tom Fisher, a long-time Dean of the College of Architecture at the University of Minnesota. Mr. Fisher has written a letter in support of the Ryan amendments to the master plan.
29. Barry Riesek, 2251 Knapp Street, Saint Paul, MN 55108. Mr. Riesek supports the Ryan Companies plan and he hopes it moves forward.
30. Brenda Kyle, President/CEO of the Saint Paul Area Chamber of Commerce, 401 North Robert Street, Saint Paul, MN 55101. Ms. Kyle testifies to the strength of character and strength of the company represented by Ryan, she agrees that finding a partner with the local experience as well as the national perspective is unusual. Ryan has invested time, money as has been represented in the meetings with the City and reaching out to the community that is a cost that has not been recouped and there is still no project certain for them. This is a testament to the company themselves. A project of this size has proven to be the demise for a smaller under funded companies across the country. The Saint Paul Area Chamber of Commerce represents over 12 hundred companies and growing about 350 thousand employees and they are all in on this project. And their message is they'll bring their talents,

time, and their resources to make this project work. Because this will be on the national scale in terms of demonstration about what a community can work together to bring a sustainable next generation project.

31. Mary Tingerthal, 1490 Mississippi River Boulevard, Saint Paul, MN 55116. Ms. Tingerthal is largely in favor of the requested amendments, she is struck that the one word that has not been heard is traffic. And the real challenges she hears is in keeping the ballparks which is the second most frequently heard phrase and that trying to keep the ballparks also complicates the whole issue of traffic, access and street alignment on the Eastside of the site. She encourages both the commission and staff that over the next month while reviewing the comments that you really pay attention to the traffic studies. The sense she gets from the proposed amendments and the staff response is that there has not been a lot of discussion, it seems to her that there's a solution, but she would encourage focus on the analysis of the access street alignment on that eastern side, so that there can be good traffic flow and ballparks.
32. Mathew Finn, 4111 Wentworth Avenue South, Minneapolis, MN 55409. Co-chair of Minnesota Housing Advocacy Committee focusing on affordability and housing. They advocate for more and greater affordability in the housing stock not just in Saint Paul but also in a broader region. They know that affordability drives success for residents, neighbors and a broader community. Stable households lead to stable families and can help ensure employment, education and a range of other advantages to the City as a whole. Density is one of those things that also helps with affordability, there is a correlation between housing affordability and household affordability and that density allows reduction in other costs, things like reduced transportation costs. One of the last pieces in Ryan Companies proposal that has not been talked about is sustainability in the City of Saint Paul's sustainability policy. A lot of the work that will be done on the site should be held in context to that sustainability policy. The amendments before the commission don't necessarily challenge the affordability, the density or sustainability of the project but those three tenets should be held in careful consideration as you consider the amendments.
33. Tony Barranco, on the Ryan Companies development team, 4439 Fremont Avenue South, Minneapolis, MN 55419. Mr. Barranco said there are a few things that they have communicated to staff that is acceptable to Ryan Companies. They really embraced the City's master plan and for those that look at the Ryan Plan and compare it to the City's Plan, he hopes people realize the seriousness they took the work that your body has done and what was approved and that has always been the basis of their plan. Mr. Barranco noted that there is one note about institutional uses within the site, Ryan supports institutional uses and they are not requesting institutional uses be excluded from it. They are hopeful to have flexibility as to where those institutional uses will go. The market for churches and other institutions is fluid and hard to predict and they think they can achieve that by having places of worship, community rooms and other things embedded within mixed use buildings throughout the site as opposed to stand alone buildings.

Second is electric vehicles, they are minimal to staff's request in how they put it in the staff report they think that is important. Their initial plans call for the electric vehicles to be installed in one area, opposed to spread throughout the site. They are open to staff's comments on that. Staff had suggested that they not have a third point of access on (MRB) Mississippi River Boulevard, they currently proposed access on Boland at Village Way and at

Montreal, they are accepting of staff's reduction of the access point at Village Way and only keeping access at two points Boland and Montreal. In terms of the parking item, they are requesting that a public parking resource be included as an approved use within the body of the project they think that is critical. That will allow access for all of the people within the City of Saint Paul to come and enjoy the public civic spaces in and around the center such as farmers markets, concerts and other things and not precluded that is in the spirit of providing access to all people within the city. Lastly, when working with staff on the acceptable uses of residential within the Gateway District, they are proposing senior housing in that district, but they continue to explore ways to responsibly put mixed use projects that may include residential over office or retail in the body of that district.

34. Pamela Moody Ginther, 1019 Colby Street, Saint Paul, MN 55116. Ms. Moody Ginther said the Ryan Companies has impressed her with how they are going to blend old with new. They are not only architects of buildings and but of people and what she has witnessed is incredible. Ryan Companies is mindful of creating and blending new communities with the old existing keeping the strength of why everyone wants to move there intact, including the ballfields. They are doing a better job of mixing uses of types of housing and they are not putting types of housing into certain areas and designating it, but they are blending it. We have to jackhammer this into a society that was built for cars and not ever started as a trained community. That takes mindful careful design, great design and diligence.

***MOTION: Commissioner Mouacheupao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, January 28, 2019 and to refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.***

## **VII. Transportation Committee**

Commissioner Lindeke announced that at the last meeting they discussed a trial closure on East 6<sup>th</sup> Street on the East Side that Public Works looked at, on a freeway on ramp area by Metro State University. Also, upcoming plans for the Johnson Parkway Grand Round trail connection, which will be worked this summer, lots of work will be done trying to figure the design of that trail. And the next meeting on Monday, January 28<sup>th</sup> has been canceled.

## **VIII. Communications Committee**

### 2018 Planning Commission Annual Report.

Commissioner Underwood announced that 2018 Annual Report is being handed out at your places. And thank you to the team for continuing making some changes we made to the report over the last couple of years and that concludes the work of the Communications Committee.

Chair Reveal will be recommending to the Executive Committee and the Planning Commission soon to merge the Nominating & Communications Committees in the future.

### Planning Director's report on achievements during 2018.

Luis Pereira, Planning Director, has been asked to provide the proposed 2019 work plan to the deputy mayor in the Mayor's Office first. So, he will be soon bringing that back to the Planning

Commission for a summary of what's in store for this year. however, he does have a document that he neglected to bring today a summary of the achievements of the Planning Commission and the team. Things that staff are working on that the Planning Commission does not necessarily see because there may not be an official action on them. That's the list, and he will provide that via email or bring it to the next Planning Commission meeting and talk about it then.

**IX. Task Force/Liaison Reports**

No reports.

**X. Old Business**

None.

**XI. New Business**

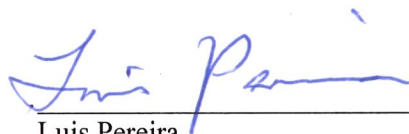
None.

**XII. Adjournment**

Meeting adjourned at 11:01 a.m.

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

Respectfully submitted,



\_\_\_\_\_  
Luis Pereira  
Planning Director

Approved \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Lue Vang  
Secretary of the Planning Commission





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## SITE PLAN REVIEW COMMITTEE MEETING Tuesday, April 2, 2019

Saint Paul Department of Safety and Inspections  
375 Jackson Street, 2nd Floor Conference Room

<u>Time</u>	<u>Project Name and Location</u>
9:00am	Internal Site Plan Review Committee discussion
9:15am	CDH Building Addition 555 Hamline Ave. South Front entryway/commons addition Ben Beery, WOLD Architects SPR #19-021384

### **Applicants should attend the Site Plan Review Committee meeting.**

At the Site Plan Review meeting, applicants will discuss their project's 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 approval across City departments.

- Applicants are encouraged to bring the project's engineer, architect, and/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 at 375 Jackson Street on the 2<sup>nd</sup> 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 6<sup>th</sup> Street at Jackson. On-street parking meters are also available. The closest parking ramp is on Jackson one block south between 4<sup>th</sup> and 5<sup>th</sup> Street.

Contact Tia Anderson (651-266-9086 [tia.anderson@ci.stpaul.mn.us](mailto:tia.anderson@ci.stpaul.mn.us)) or Amanda Smith (651-266-6507 [amanda.smith@ci.stpaul.mn.us](mailto:amanda.smith@ci.stpaul.mn.us)) if you have questions.