



CITY OF SAINT PAUL

Melvin Carter, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-266-6559

DATE: May 8, 2020

TO: Planning Commission

FROM: Kady Dadlez, Bill Dermody, Anton Jerve, Tony Johnson, Mike Richardson, Emma Siegworth, Michael Wade, Josh Williams, and George Gause, Planning and Heritage Preservation Staff

RE: 2020 Neighborhood STAR Proposals and Compliance with the Saint Paul 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, 58 proposals requesting over \$6 million in assistance will be vying for about \$2 million from the Neighborhood STAR Program. Over \$29 million in potential private matching dollars have been identified. The average dollar request is \$104,619.

More detailed information includes:

- 33 applicants requested grant-only funds
- 42 proposals provide opportunities for commercial renewal
- 6 applications seek funding to operate a relending/regranting program
- 5 requests are for public enhancements
- 3 proposals support housing development
- 2 proposals provide assistance to mixed-use development
- 1 proposal is for combined commercial and public improvements

The Planning Commission is responsible for reviewing Neighborhood STAR applications for compliance 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 compliance 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 created a spreadsheet indicating which projects meet certain planning and development goals for the City, categorized into five themes: Neighborhood Nodes; Cultural Destination Areas; Jobs & Economic Development; Environmental Sustainability and Resilience; and Arts & Beautification.

Review for Comprehensive Plan Compliance

The attached spreadsheet lists all 2020 Neighborhood STAR applications. Staff first reviewed all applications for compliance 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:

58 Total Neighborhood STAR Applications

- 40 applications are in compliance with the Comprehensive Plan
- 17 applications are neutral (neither supported by nor not supported by) Comprehensive Plan
- 1 application conflicts with the Comprehensive Plan - #20-125

Applications were found to advance the following City policy goals:

- 40 projects are in Neighborhood Nodes as identified in the 2040 Comprehensive Plan
- 30 projects advance the Cultural Destination Areas initiative
- 36 projects advance Jobs and Economic Development goals
- 13 projects advance Environmental Sustainability and Resilience goals
- 23 projects advance Arts and Beautification goals

There are nine proposals in historic districts or sites and five proposals in potential historic districts or sites.

Note, there is one small revision to the spreadsheet based on the Comprehensive and Neighborhood Committee's review and discussion at its meeting on April 29. The notes for item #20-130 in the notes column mistakenly referenced the proposed use as a Bed & Breakfast. The notes have been corrected to reflect the proposed hostel use.

If you would like more information about a particular application, please contact Kady Dadlez at kady.dadlez@ci.stpau.mn.us or 651-266-6619 or Neighborhood STAR staff Michele Swanson (Michele.swanson@ci.stpaul.mn.us, 651-266 6574) or Nancy Vang (nancy.vang@ci.stpaul.mn.us, 651-266-6474).

Staff Recommendation

The Comprehensive and Neighborhood Planning Committee recommends the Planning Commission adopt the attached resolution approving the Comprehensive Plan compliance ratings for the 2020 Neighborhood STAR proposals as detailed in the attached spreadsheet.

If you have questions, please contact Kady Dadlez at kady.dadlez@ci.stpau.mn.us or 651-266-6619.

#	Type	Ward	Dist.	Applicant	Project Location	Project/Program Title & Summary	Compliant	Neutral	Conflicts	Plans Consulted	Addresses a specific item in an adopted plan? (Identify goal, policy, or objective number)	Near or within a Neighborhood Node? (Identify location)	Within a 2019 designated Cultural Destination Area or within a half mile of a 2019 designated Cultural Destination Area	Jobs & Economic Development	Environmental Sustainability & Resilience	Arts & Beautification	Historic Preservation District or Site?	POTENTIAL Historic Preservation District or Site?	Heritage Preservation comments/issues	Notes	Grant	Loan	Total Request	Match
20-101	C	5	10	883FrontAvenue, LLC, 883 Front Avenue, 55103, Jennefer Klemert, 883frontavenue@gmail.com	883 Front Avenue	Sacred Grounds Community Coffee Shop: A build out for a coffee shop with professional coffee equipment, 1 ADA & 1 standard bathroom, patio, indoor & outdoor lighting, signage, side awning, landscaping.	X			2010/2016 D10 Plan // 2030 Comp Plan // 2040 Comp Plan	2040 LU 6	No		X						Would have been rated neutral w/o 2040 Comp Plan being considered	37,500.00	37,500.00	75,000.00	75,000
20-102	C	1	7	A Auto Mall LLC, 923 University Ave W. 55104, Al Nadimi, anadimi@msn.com	923 University Ave W.	A Auto Mall: The commercial gate around my lot will provide security for the used car inventory that I am selling.		X		2030 Comp plan/ 2040 comp plan/ Victoria Station Area Plan	n/a	Yes - Victoria Station Area	X								24,500.00	0.00	24,500.00	24,500
20-103	C	CW	CW	African Economic Development Solutions, 1821 University Ave. W. S-145, 55104, Gene Gegelgu, ggegelgu@aeds-rmn.org	City of St. Paul	Loan Fund & Community Improvement Program: Loans will be distributed to African immigrant entrepreneurs throughout St. Paul and be dedicated to business improvements for exterior and interior purposes.	X			2030 Land Use	Land Use 2030 LU 1.50	Unknown - Sites not determined at this time	X	X	X	X	Sites not determined at this time	Sites not determined at this time	If working on a historic resource, there would need to be review.		200,000.00	0.00	200,000.00	200,000
20-104	C	2	3	Als Westside Diner, 1025 105th St W., Inver Grove Heights, 55077, Alison Kirwin, Alswest sidediner@gmail.com	429 S. Robert St.	Als Westside Diner: New front window, awnings, kitchen exhaust, entry fence for accessible entrance and accessible bathrooms.	X			2030 Comp Plan // 2040 Comp Plan // West Side Cmnty Plan	2030 Comp Plan: LU 1.19 & 1.24 & LU 1.45 // 2040 Comp Plan: LU-28 & LU-36 // WSCP: B1.4 & B2.1	Yes - District del Sol	X	X							41,200.00	0.00	41,200.00	41,200
20-105	C	2	9	Amazen LLC DBA Vine Park Brewing Co., 33 Warren Street, 55119, Tou Thao, tou.thao@vinepark.com	1254 W 7th St.	Vine Park Taproom: Improvement to include a new bathroom, a bar, and taproom area. Create taproom space by reducing the existing cooler size and relocated the bottling station and bottle washer to the back area.		X			2030 Comp Plan, 2040 Comp Plan, Dist 9 Plan	Yes - Victoria Park		X							100,000.00	100,000.00	200,000.00	200,000
20-106	C	6	5	Arcade Phalen American Legion Post 577, 1129 Arcade St., 55106, Mark Gallagher, Mark@markgallagher.com	1129 Arcade St.	American Legion Revitalization: Remove existing signage. Replace with large retro American Legion sign., Wall Mural on North Side, Stucco and lighted channel lettering on Front of Building, Lighting and security around perimeter	X			2030 Comp Plan, 2040 Comp Plan, Arcade SAP, D5 Plan	2040 Comp Plan LU-10 (public art) and Arcade SAP policy to support neighborhood-oriented commercial (If this qualifies) near Maryland	Yes - Arcade/Maryland 2040 Plan only		X		X					40,500.00	0.00	40,500.00	40,625
20-107	C & PI	1	7, 8	Asian Economic Development Association, 422 University Avenue W, Suite 14, 55103, Va-Megn Thaj, va-megn@aeda-mn.org	Little Mekong, University Ave & Western, in Frogtown & Rondo	Little Mekong Cultural Destination Area Improvement Projects: Up to 3 murals, 1 small business facade improvement, up to 60 banner brackets, 10 planter boxes, 1 bike rack, 3 bus stop benches, up to 69 hanging flower baskets and 2 mobile parklets/street seats.	X			2030 comp plan/ 2040 comp plan/Western Station Area Plan	2040 comprehensive plan policy LU-6 (5/7), LU-10, LU - 28, Western Station Area Plan policy 3.0 public realm, policy 4.1.2 (e), 2030 comp plan policy LU - 1.45, Summit University Plan Policy 16 and 17.	Yes - Western Station Area	X	X		X					205,000.00	0.00	205,000.00	205,000
20-108	C	2	3	Asian Flame LLC, 285 George St. W., 55107, May Vang, kelly_vaj@yahoo.com	285 George Street, 55107	Asian Flame: New paint and repair outside building with 5 security lights, renovate interior restaurant - add a dine in, new kitchen equipment that is Eco friendly, restore foundation and basement of building.		X		2030 Comp Plan // 2040 Comp Plan // West Side Cmnty Plan	2030 CP: LU 1.45, 3.6// 2040 CP: LU-36	No									30,000.00	30,000.00	60,000.00	30,000
20-109	C	2	3	Beautiful Laundrette, 626 Stryker Ave., 55107, Laurel Gamm, lrgamm@gmail.com	625 Stryker Ave.	Beautiful Laundrette: Project Management, Landscape construction and plant materials, Sculpture, Parking lot grading adjustment, and patching and repairing, Solar panels, including costs for prevailing wage	X			2030 Comp Plan // 2040 Comp Plan // West Side Cmnty Plan	2030 Comp Plan: LU 1.19, 1.24, 1.45, 3.6 // 2040 Comp Plan: LU-28, 36	Yes - Stryker-George	X		X	X					40,000.00	10,000.00	50,000.00	56,000
20-110	C	7	1	BRE Retail Residual Owner 6, LLC, 8700 W Bryn Mawr Ave, #1000S, Chicago, IL 60631, Erika Bennett, erika.brixmor@brixmor.com	2089-2215 Old Hudson Rd.	Sun Ray Beautification: A beautification project to include reconstruction of Sun Ray pylon & directional signs, complete landscape & irrigation renovation, select HVAC replacements, and reconstruction of 1 trash enclosure.		X		2030 Comp Plan, 2040 Comp Plan, District 1 Plan, GLSAP		Yes - Sun Ray - 2040 Plan only		X						Landscaping should consider planned Gold Line construction impacts near Old Hudson Rd.	100,000.00	100,000.00	200,000.00	150,000
20-111	C	1	8	Clouds in Water Zen Center, 445 Farrington St, 55103, Toki Scott, toki@cloudsinwater.org	445 Farrington St.	The Front Porch Project: Five new energy efficient exterior lights, 9 new interior lights, A sign and plaque for the front of the building, Upgrades to HVAC system.	X			2030 compresive plan, 2040 comprehensive plan, district 8 neighborhood plan	2040 policy LU-6 (5/7).	Yes - Western Station Area	X			X					12,198.00	0.00	12,198.00	12,198
20-112	C	7	4	CLUES (Comunidades Latinas Unidas En Servicio), 797 E. 7th Street, 55106, Enrique Olivarez, edolivarez@clues.org	797 E. 7th St, 55106	"Santuario" Public Art Project: CLUES Facade on E 7th St; central community gathering space in our new community and arts center; and the main entrance area off parking lot.	X			2030 Comp Plan, 2040 Comp Plan, District 4 Plan, Near East Side Roadmap	Near East Side Roadmap identifies this site for aesthetic improvements, and generally calls for business corridor aesthetic improvements; 2040 Plan's LU-6 and LU-10 (art)	Yes - Arcade/E 7th - in both 2030 and 2040 Plans	X			X					40,000.00	0.00	40,000.00	71,917
20-113	C	2	9	Clutch Brewing Company, 928 W. 7th St., Suite 201, 55102, Jordan Standish, jordan@clutchbeer.com	928 W 7th St., #201, 55102	Clutch Brewing Patio: A structural 2nd-floor addition on the south side of Keg and Case Market. The structure will include 4 structural posts. Metal and concrete construction to match the existing structure staircase.		X		2030 Comp Plan, 2040 Comp Plan, Dist 9 Plan		Yes - Randolph/W 7th/Schmidt		X			X		HPC Reviewed and Approved		100,000.00	0.00	100,000.00	100,000
20-114	C	4	11	Constantino Real Estate, LLC, 1441 University Ave W, 55104, Tetra Constantino, tetraconstantino@gmail.com	1441 University Ave W., 55104	Elsa's House of Sleep Safety and Prosperity: Repair Stucco, New Glass Storefront, 6 Security Lights, Repair Old Plaster Ceiling, New Handicap Door, Repair Floor Tiles, New security cameras	X			Dist 11 Plan	D11 Plan LU 2.1 and 10.2	Yes - Snelling/University and Hamline/University	X	X		X					49,800.00	0.00	49,800.00	49,800
20-115	C	4	11, 12	Creative Enterprise Zone, PO Box 14252, 2334 University Ave. W., 55114, Erin Heelan, coordinator@creativeenterprisezone.org	Creative Enterprise Zone	Creative Enterprise Zone Real Estate Fund Program: Loan and grant funds for capital/physical improvement projects for small businesses in the CEZ, we estimate 4-5 loans and 10 grants - match required.	X			2030 Comp Plan, 2040 Comp Plan, Dist 12 Plan		No		X			Sites not detrmined at this time	Sites not detrmined at this time	If working on a historic resource, there would need to be review.		100,000.00	100,000.00	200,000.00	200,000
20-116	H	5	5	Dayton's Bluff Neighborhood Housing Services, 823 East 7th St., 55106, Jim Erchul, gary@neuhus.com	660 Rivoli St.	Village on Rivoli: By year end 2021, 7 new houses with attached garages will be constructed and sold at sale prices of \$240,000. The project will revitalize RRI, one of St. Pauls oldest and poorest neighborhoods.	X			2030 Comp Plan, 2040 Comp Plan, RRI Plan, D5 Plan	RRI Plan specifically calls for new homes in this location	No									215,035.00	0.00	215,035.00	2,198,009
20-117	C & PI	1.5	6	District 6 Planning Council, 171 Front Ave, 55117, Kerry Antrim, district6ed@dist6pc.org	Between 35E, Dale St, Larpenteur Ave & Burlington RR tracks	Revitalize the North End III Program: The funds will support facade improvements, interior improvements and public improvements	X			2040 Comp Plan Land Use; The North End District 6 Plan; 2030 Comp Plan Land Use	2040 Comp Plan Land Use: LU-9, LU-10, LU-28, D6 Plan: LUS.1, LUS.3, 2030 Comp Plan Land Use: 1.45	Yes - Wheelock-Rice- Larpenteur	X	X	X	X					150,000.00	0.00	150,000.00	150,000
20-118	C	6	5	East Side Neighborhood Development Company, Inc., 925 Payne Ave., #201, 55130, Anne DeJoy, adejoy@esndc.org	Payne Ave. from Minnehaha Ave. to Maryland Ave.	Friendly Storefronts Program: 12 businesses will receive up to \$2,000 in grants on a \$1 for \$1 matching basis. They will also receive professional training on window display, utilizing product merchandising and storefront design.	X			2030 Comp Plan, 2040 Comp Plan, D5 Plan	2030 Comp Plan LU-1.28 and 2040 Comp Plan LU-6,8,9,10	Yes - Payne/Maryland, Payne/Case, and Payne/Phalen	X	X			Sites not detrmined at this time	Sites not detrmined at this time	If working on a historic resource, there would need to be review.		30,000.00	0.00	30,000.00	42,000
20-119	C	2	3	EL Burrito Market, 175 Cesar Chavez St., 55107, Milissa Silva-Diaz, milissa@elburritomercado.com	175 Cesar Chavez	Exterior Improvements: The building improvements includes entire building patching and repainting, building a 28x35 structural awning cover over the handicap entry way and replacing existing awning in front of building.	X			2030 Comp Plan // 2040 Comp Plan // West Side Cmnty Plan	2030 Comp Plan: LU 1.19, 1.24 & LU 1.45 // 2040 Comp Plan: LU-28, LU-36 // WSCP: B1.4, B2.1	Yes - District del Sol	X	X							17,000.00	0.00	17,000.00	17,000

#	Type	Ward	Dist.	Applicant	Project Location	Project/Program Title & Summary	Compliant	Neutral	Conflicts	Plans Consulted	Addresses a specific item in an adopted plan? (Identify goal, policy, or objective number)	Near or within a Neighborhood Node? (Identify location)	Within a 2019 designated Cultural Destination Area or within a half mile of a 2019 designated Cultural Destination Area	Jobs & Economic Development	Environmental Sustainability & Resilience	Arts & Beautification	Historic Preservation District or Site?	POTENTIAL Historic Preservation District or Site?	Heritage Preservation comments/issues	Notes	Grant	Loan	Total Request	Match	
20-120	C	4	11	Element Community Health Fund, INC DBA CO-MOTION: Center for Movement, 655 Fairview Ave. N, 55117, Isabel Chanslor, isabel@comotioncenter.org	655 Fairview Ave., N	CO-MOTION: Center for Movement Black Box and Studio Completion Project: Studio: R/F carpentry, joints, drywall, fire protection, electrical, 1 WD (HM Frame, Hardware), Perf space: risers, 2 projectors/install, 6 sets/30 ft. curtains/system, portable lobby/ticket/coat set	X			D11 Plan // 2030 Comp Plan // 2040 Comp Plan	2040 Comp Plan LU 6	No	X	X		X				Would have been rated neutral w/o 2040 Comp Plan being considered	109,780.00	0.00	109,780.00	110,000	
20-121	H	1	8	ESTHER Homes, 55104, Emily Seiple, emily.seiple@gmail.com	Not included for security	ESTHER Homes Property Renovation: Renovations to: 2 windows, 1 door, 1 chimney, gutters, 3 decks/landings, 120-ft fence, 3 garden beds; 1 bedroom reconfigure, 4 rooms patch/paint walls, 1 tub, 1 dryer duct, 2-3 breaker switches.	X			2030 housing chapter, 2040 housing chapter, district 8 neighborhood plan	2040 housing policy H-18.	Unknown due to security concerns	X									17,600.00	0.00	17,600.00	17,680
20-122	C	6	5	Face to Face Health & Counseling Service, Inc., 1165 Arcade St., 55106, Stephanie Reinitz, reinitzs@face2face.org	1165 Arcade St.	Face to Face HVAC Project: Two new, more energy-efficient, cost-effective HVAC units.		X		2030 Land Use 2040 Land Use D5 Plan, Arcade SAP	No	Yes - Arcade-Maryland	X	X								14,407.50	0.00	14,407.50	14,408
20-123	C	4	13	Firebox Company LLC, 1585 Marshall Ave., Bao Yang, yang.bao@yahoo.com	1585 Marshall Ave.	FireBox: Improve the separation of the sidewalk from the property, and provide a safe space for patrons to consume beer, wine and food: plants, fence, lighting.	X			2030 Land Use 2040 Land Use D13 Plan	LU 1.7 in 2030, LU-10 and LU-28 in 2040 and LU2.2 LU3 in D13 Plan	Yes - Selby-Snelling		X		X						10,000.00	30,000.00	40,000.00	10,000
20-124	C	3	15	Five Star Cafe, LLC, 2469 W 7th St., 55116, Yohannes Tekle, john_ghebru@yahoo.com	2469 W 7th St.	Small Business Renovation: Kitchen expansion and installing hood, Front bar upgrade, Dining room upgrade, Replace broken flooring, ceiling tiles and lights, Replace old back door	X			Land Use 2030, Land Use 2040, D15 Plan, Shepard Davern Plan	LU 1.7 in 2030, LU 36 in 2040, LU-2 in D 15 Plan, LU-1 in Shepard Davern Plan	Yes - Shepard Davern-Sibley Manor	X	X								50,000.00	50,000.00	100,000.00	50,000
20-125	C	4	12	Fogelson Boyum Yoga LLC, 1810 E 41st St, Minneapolis, 55407, Emma Boyum, emmaboyum@gmail.com	2327 Wycliff St	Modo Yoga St. Paul: The requested amount will be allocated to T.I. build out including: new flooring, walls, heat/cooling unit and improvements, plumbing, appliances, signage & utilities.			X	2030 Comp Plan, 2040 Comp Plan, Dist 12 Plan, West Midway Industrial Plan		No								Supports a non-industrial/jobs use in an area prioritized for those uses	100,000.00	100,000.00	200,000.00	413,600	
20-126	C	7	4	Heinz Law PLLC, 699 E. 7th Street, 55106, Kevin Heinz, kevin@kevinheinzlaw.com	699 E. 7th St., 55106	699 East 7th Improvements: Exterior sign, 3 office spaces on the 1st floor and 5 office spaces on the 2nd floor, shared work spaces, 8 new doors, 2 new interior windows, flooring, new electric, led lighting, and hvac	X			2030 Comp Plan, 2040 Comp Plan, D4 Plan, Near East Side Roadmap	2040 Plan's LU-6; Near East Side Roadmap identifies this site as a reuse candidate	No	X	X			X		HPC Reviewed and Approved	Was previously "reused" as a coffee shop. NESRM policy would still seem to apply.	50,000.00	0.00	50,000.00	50,000	
20-127	C	7	1	Imani Center, 1505 Burn Avenue, 55106, Melvin Miller, lewisbai@yahoo.com	1505 Burns Ave., 55106	Community Clinic--Youth Complex Expansion: A 2-story facility with an elevator, and 2 new separate entrances for the health clinic and food shelf housed on the second level. The first level will continue to house the remaining 3 ministries.	X			2030 Comp Plan, 2040 Comp Plan, D1 Plan, GLSAP	D1 Plan's CD-4 and CD-6.2	No		X						Parks & Libraries Depts should review this (if they aren't already). Could potentially be in conflict w 2040 P&R policies re: financial sustainability if they're needed to occupy the building, ala Ramsey Co's rescue of Vadnais Sports Center. Planning assumption here is no fiscal problem.	100,000.00	50,000.00	150,000.00	150,000	
D10	C	5	10	IO Investments LLC, 1053 Dale Street N., 55117, Ofelia M. Ponce, ioinvestmentsmn@gmail.com	1053 Dale St. N., 55117	Brasavola Building: Out: 1 overhang; 2 window trims; paint & terracotta; 2 concrete parking stalls; 1 building paint; 1 pergola; and In: 2 locks; 6 cameras; 14 blinds; 1 roof drainage; 60 led lighting; 1 countertop; 5 cabinets	X			Dist 10 Plan // 2030 Comp Plan // 2040 Comp Plan	2040 LU 6	Yes - Como-Front-Dale										29,000.00	0.00	29,000.00	29,000
20-129	PI	1	8	JJ Hill PTO, 998 Selby Ave., 55104, Geoff Freeman, geoff.s.freeman@gmail.com	998 Selby Ave, 55104	JJ Hill Community Mural: 3 murals on JJ Hill, Selby Ave facade: One large (5,000 sq. ft.), Two small (40 sq. ft.)	X			2030 Comprehensive plan/2040 comprehensive plan/ Summit university district plan.	2040 comprehensive p-plan LU-6 (5)(7), LU-10, Summit University Neighborhood Plan policy 17 and 21.	Yes - Selby-Milton	X			X						53,000.00	0.00	53,000.00	53,000
20-130	C	5	5	JypeySoul Ventures LLC, 741 Randolph Ave., Kristina Jameson, kristinajameson@rocketmail.com	676 Bedford St. 55130	St. Paul Hostel Project: Real Estate Acquisition, Exterior Facade improvements including, 2 garage doors. 4 exterior lights, original brick restoration, Interior Build Out including 2 remodeled bathrooms, 4 new bathrooms.		X		2030 Comp Plan, 2040 Comp Plan, RRI Plan, D5 Plan		Yes - Payne/Tedesco - in 2040 Plan only	X	X		X (if mural is included - not clear from application)				CUP required. Hostel not typically allowed in this zoning district, so will need "Reuse of Large Structure" CUP to reuse this institutional building. RRI Plan generally encourages new business, but no specific provisions addressing this situation.	100,000.00	100,000.00	200,000.00	300,000	
20-131	C	2	3	La Monarca LLC, 178 Cesar Chavez St., 55107, Oscar Castro, ocastro369@gmail.com	178 Cesar Chavez St., 55107	La Monarca Update and expansion: Replace front wood facade with updated wood awnings, 10 lights under awning. 5 exterior parking lot lights. 3 new windows installed in restaurant area. New asphalt and stall outlines in parking lot.	X			2030 Comp Plan // 2040 Comp Plan // West Side Cmnty Plan	2030 CP: LU 1.24, LU 1.45, LU 3.6 // 2040 CP: LU-28, LU-36 // WSCP: B1.4, B2.1	Yes - District del Sol	X							Lights constitute a major safety enhancement in a community-commercial area	40,000.00	0.00	40,000.00	40,000	
20-132	H & C	1	7	LH97 LLC, 654 University Ave, Lenny Haung, lennyhaung@gmail.com	625, Charles Ave, 55104	625 Charles Parking Lot: Adding 13 Parking Spaces to the business and the residential apartment. For the safety of residents, business & community adding lighting & cameras.		X		2030 comprehensive plan, 2040 comprehensive plan, Dale Street Station Area Plan.		Yes - Dale Street Station Area	X							Dale steet station area plan calls for surface lots to be phased out overtime, however the lot is existing with a non-conforming gravel surface. Paving the lot would bring it into conformity with the zoning code	22,000.00	22,000.00	44,000.00	44,000	
20-133	PI	7	4	Lower Phalen Creek Project, 804 Margaret St., 55106, Jennifer Halcrow, jennifer@corvusnorth.com	Corner of Commercial St. & 4th St E, 55106	Wakan Tipi Center at Bruce Vento Nature Sanctuary: LPCP seeks funds to build a 10,000 sq. ft. cultural interpretive center adjacent to Bruce Vento Nature Sanctuary. The facility will complement the sanctuary and draw more visitors.	X			2030 Comp Plan, 2040 Comp Plan, D4 Plan, Trout Brook-Lower Phalen Greenway Plan	D4 Plan's Policy P4 calls for an interpretive center in this area; TBLPG Plan identifies this site as a learning opportunity location; 2040 Plan HP-15 calls for using historic resources to celebrate diverse cultures	No	X		X				Sustainable dev't if it meets B3 standards as proposed	100,000.00	100,000.00	200,000.00	6,536,400		

#	Type	Ward	Dist.	Applicant	Project Location	Project/Program Title & Summary	Compliant	Neutral	Conflicts	Plans Consulted	Addresses a specific item in an adopted plan? (Identify goal, policy, or objective number)	Near or within a Neighborhood Node? (Identify location)	Within a 2019 designated Cultural Destination Area or within a half mile of a 2019 designated Cultural Destination Area	Jobs & Economic Development	Environmental Sustainability & Resilience	Arts & Beautification	Historic Preservation District or Site?	POTENTIAL Historic Preservation District or Site?	Heritage Preservation comments/issues	Notes	Grant	Loan	Total Request	Match
20-151	C	7	1	Sunray Gas LLC, 344 Ruth St N., 55119, Jorge Samper Zelaya, sunraybp@yahoo.com	344 Ruth St N., 55119	Sunray BP repair and EMV update: 4 new Gilbarco fuel dispensers, 2 new canopies, 2 new MIDs with price changers, 5,000 sq ft of flat rubber roof and insulation, 1 new high efficiency HVAC unit		X		2030 Comp Plan, 2040 Comp Plan, D1 Plan, GLSAP		Yes - SunRay/Suburban in 2030 Plan and SunRay in 2040 Plan		X	X						48,250.00	48,250.00	96,500.00	96,500
20-152	C	4	13	The Central Baptist Church & Union Park District Council, 420 Roy St., 55104, Jonathan Huffmaster jon.huffmaster@gmail.com	420 Roy St., 55104	<u>Office & Retail Development at Central Baptist Church:</u> Redevelopment of existing 1913 building, including 24+ new windows, new retail entrance and landscaping, and white-boxed interior space for tenant leasing.	X			2030 Land Use Plan and D13 Plan	Land Use Plan 1.15, 1.17, 1.24, D 13 Plan LU 1.2, LU 2.2, LU 4.1	Yes - Snelling-University	X	X	X	X				Needs rezoning or a CUP for reuse of nonresidential structure. Applicant is aware.	300,000.00	250,000.00	550,000.00	80,000
20-153	PI	7	1	The Sanneh Foundation, 2090 Conway St., 55119, Brandon Griffin, bggriffin@thesannehfoundation.org	2090 Conway St., 55119	<u>Conway Park Expansion:</u> one 3,000 sf permanent, accessible structure; one designated 800 sf programmatic space for senior/underserved populations; Two accessible family bathrooms	X			2030 Comp Plan, 2040 Comp Plan, D1 Plan, GLSAP	2030 Plan PR-1.1a, 2.2; 2040 Plan PR-13; D1 Plan ENV-8.4	Yes - SunRay - in 2040 Plan only									200,000.00	0.00	200,000.00	2,248,666
20-154	C	1	8	The Venue, 981/983 Fuller, 55104, Byron Copeland, bcopeland1972@gmail.com / tammycardriche@comcast.net	981 Fuller	<u>The Venue:</u> 3rd-party physical needs assessment, façade improvements, stucco repair/new siding, paint, new entry door. Landscape, new tree plantings to screen the property and beautify the intersection.		X		2030 comprehensive plan/ 2040 comprehensive plan/ Summit University Neighborhood Plan/ lexington station area plan	Summit University Neighborhood plan policy 22, 2030 comprehensive plan policy 1.7.	Yes - Lexington Station Area	X			X				Parcel is zoned R4 single family. The scope of work in this application would not require an occupancy change for building code or would change the use of this structure. Future use of this structure for commercial uses will require a rezoning.Use of the property as "community gathering space is likely not permitted.	25,000.00	0.00	25,000.00	25,000
20-155	C	2	17	Twin Cities Athletic Training, LLC, 400 Wabasha Street N., Suite 380, 55102, Kristoffar Nelson, kris.nelson@d1training.com	400 Wabasha St N., Suite 380	<u>D1 Training Saint Paul:</u> We are building out a fitness facility on the third floor of the Treasure Island Center. This will include the demolition of some walls, demiseement of the space, creation of a storefront, etc.	X			Land Use 2030, Land Use 2040, Downtown Development Strategy	LU-1.30 and LU1.31 in 2030, LU-22 in 2040 and 3.2 in DDS	No		X							70,000.00	29,750.00	99,750.00	99,750
20-156	C	2	9	West 7th Dental, 106 Douglas St., 55102, Jennifer Iburg, jenniferiburg@gmail.com	106 Douglas St., 55102	<u>West 7th Dental:</u> A complete build-out of an empty space that includes the addition of a patient lounge, front desk, six dental operatories, two restrooms, a dental lab, and staff lounge.		X		2030 Comp Plan, 2040 Comp Plan, Dist 9 Plan		Yes - W7th/Smith		X						There are two applications for the same address. This one focuses on a dental office project.	75,000.00	0.00	75,000.00	375,000
20-157	C	2	9	West 7th/Fort Road Federation, Inc., 882 West 7th Street, Suite 6, 55102, Emily Northey, emily@fortroadfederation.org	928 W. 7th St., 55102	<u>Keo and Case Community Amphitheater:</u> Building a community amphitheater, including a stage, gender-neutral bathrooms, green room, audiovisual rigging, and storage.	X			2030 Comp Plan, 2040 Comp Plan, Dist 9 Plan		Yes - Randolph/W7th/Schmidt		X		X	X		HPC would need to review. Design would need to be compatible with buildings.		60,000.00	60,000.00	120,000.00	120,000
20-158	C	2	9	White Squirrel LLC, 974 W 7th Street, 55102, Jarret Oulman, jarret@amsterdambarrandhall.com	974 W 7th St.	<u>White Squirrel LLC:</u> Improvement to include Exterior Painting of building, Fencing for new Garbage Enclosure, Exterior Lighting of building, Exterior Decking, walkway, pavers and landscaping for a patio.		X		2030 Comp Plan, 2040 Comp Plan, Dist 9 Plan		Yes - Randolph/W7th/Schmidt		X							20,000.00	60,000.00	80,000.00	80,000
					Totals	58 Proposal Totals:	40	17	1			Yes = 40, No = 15, Unknown = 3	30	36	13	23	9	5			4,235,370.50	1,832,500.00	#####	30,079,236

Project Location	Applicant	Geographic Proximity to 2019 Boundaries			
		In 2019 Boundaries	Within a Quarter Mile of CDA Boundaries	Within a half Mile of CDA boundaries	CDA proximity
981 Fuller Ave	The Venue, 981/983 Fuller	X			Rondo
554 University Ave	Sun Foods II, Inc.	X			Rondo
262 University Ave W	Springboard for the Arts	X			Little Mekong
88 Cesar Chavez	Neighborhood Development Alliance	X			Del Sol
North End - District 6	North East Neighborhoods Development Corp	X			North end
489, 501, 507 Dale St; 625, 631-633 University Ave; 628, 632 Sherburne Ave.	Neighborhood Development Center	X			Rondo
797 7th St E	CLUES (Comunidades Latinas Unidas En Servicio)	X			E 7th Street
445 Farrington St N	Clouds in Water Zen Center	X			Little Mekong
Little Mekong, University Ave & Western, in Frogtown & Rondo	Asian Economic Development Association	X			Little Mekong
429 S Robert St S	Als Westside Diner	X			Del Sol
923 University Ave W	A Auto Mall LLC	X			Rondo
Between 35E, Dale St Larpenteur Ave & Burlington RR tracks	District 6 Planning Council	X			North end
175 Cesar Chavez	El Burrito Market	X			Del Sol
2469 W 7th St	Five Star Cafe, LLC	X			Shepard Davern
998 Selby Ave	JJ Hill PTO	X			Rondo
178 Cesar Chavez St	La Monarca LLC	X			Del Sol
699 E 7th St	Heinz Law PLLC	X			E 7th Street
420 Roy St	The Central Baptist Church & Union Park District Council		X		Little Africa
Corner of Commercial St & 4th St E	Lower Phalen Creek Project		X		E 7th Street
956 Payne Ave	Revelry LLC DBA Brunson's Pub		X		E 7th Street
202 Cesar Chavez	Papa Legba LLC		X		Del Sol
1441 University Ave W	Constantino Real Estate, LLC		X		Little Africa
Payne Ave from Minnehaha Ave to Maryland Ave	East Side Neighborhood Development Company, Inc.		X		E 7th Street
676 Bedford St	JypsySoul Ventures LLC		X		E 7th Street

625 Charles Ave	LH97 LLC			X		Rondo	
1165 Arcade St	Face to Face Health & Counseling Service, Inc.				X	Little Africa	
655 Fairview Ave N	Element Community Health Fund, Inc., dba CO-MOTION: Center for Movement				X	Little Africa	
1129 Arcade St	Arcade Phalen American Legion Post 577m				X	E 7th Street	
625 Stryker Ave	Beautiful Laundrette				X	Del Sol	
AEDS citywide loan program. (although there is no geographic focus specified in the application they have typically made loans in the Little Africa and shepard Davern CDA's)	African Economic Development Solutions					Little Africa	

CDA planning review criteria			Potential Public Facing Place Making Elements
Public facing investments	Land Use	Concentration of investments (proposed and existing)	
X			façade improvements, stucco repair/new siding, paint, new entry door. Landscape, new tree plantings to screen the property and beautify the intersection.
X			Signage
X	X	X	Privately owned public space. 10 benches and tables; 5 bollards and outdoor lights; bike racks, 2 trash and recycling receptacles; bumper for rain garden/ice pond.
X			1 sculptural Kiosk, 2-3 art benches, and 1- 2 art workshops for resident and community youth.
X			Façade improvements
X	X	X	Unclear of the extent that this will support public facing imporvements, however, the overall project has public art elements designed by seitu jones and incorporating culturally relevent public art into the design of the building has been part of the plan since the beginning of the project.
X	X	X	Space is open to the public and complements existing public area
X	X		Sign and Plaque in front of the buidling
X		X	Everything in this proposal are public realm improvements meant to further the primary CDA program placemaking goals.
X	X		Windows, awnings
X			Gate. According to the applicant the primary focus is for security however there may be an opportunity to incorporate cultural elements into the design.
X			Façade Improvements
X		X	Patching, Repainting, Structual Awning
	X		3rd space, no public facing improvements but cultural gathering space
X		X	Murals
X		X	front wood facade with updated wood awnings
X			Exterior Sign
			Windows, Retail entrance
X	X	X	Creating an attraction to draw vistors to the area
	X		3rd space, no public facing improvements
X	X	X	Exterior renovations, artwork, "3rd space"
X			Glass store front
X			Window display and store front design
X	X		Brick restoration

			None
			None
			None
x	X		signage mural
X	X		Sculture, patching and repairing, landscaping, 3rd space
X			Façade improvements

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

**Rating of 2020 Neighborhood STAR Applications
for Compliance with the City of Saint Paul Comprehensive Plan**

WHEREAS, Minnesota State Statute 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 compliance with the Saint Paul Comprehensive Plan, its addenda, and other appropriate City policies as determined by City Council; and

WHEREAS, on April 29, 2020, the Comprehensive and Neighborhood Planning Committee discussed and approved Comprehensive Plan ratings and comments on the Neighborhood STAR applications and forwarded these to the Planning Commission in a memo dated May 8, 2020; and

WHEREAS, the Comprehensive and 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 Neighborhood 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 Comprehensive Plan compliance ratings for the 2020 Neighborhood STAR applications and forwards the ratings to the Neighborhood STAR Board for its consideration.

moved by _____
seconded by _____
in favor _____
against _____