

St. Anthony Park Community Council/District 12  
2395 University Avenue West, Suite 300E  
Saint Paul, MN 55114



To: City Of Saint Paul  
Department of Safety and Inspections (DSI)  
375 Jackson St, Suite 220  
St. Paul, MN 55101

May 19, 2020

RE: Neighborhood-requested conditions to the CUP and variance for 2383 University Avenue.

To Whom it May Concern:

For this location, both the Raymond Station Area Plan and the St. Paul 2040 Plan set out a design policy direction of high-density residential with mixed-use buildings providing space for businesses that meet the needs of the nearby residents. Policy LU-31 in the 2040 Plan states: "Invest in Neighborhood Nodes to achieve development that enables people to meet their daily needs within walking distance and improves equitable access to amenities, retail and services." This location is within the Priority Active Frontage zone identified in the Raymond Station Area Plan. The Station Area Plan provides policy direction that commercial or retail uses should be located in the first floor of all buildings in this zone.

The St. Anthony Park Community Council requests essential conditions to assure this site both activates this anchor corner and fulfills key elements in our shared vision for a resilient and connected neighborhood. These include: inclusion of commercial space on the main floor, pedestrian mobility, pedestrian enhancement, and sustainability.

SAPCC strongly desires commercial or retail uses in the first floor of a mixed-use building at this site. We recognize that the uncertainty of the current environment makes it unlikely that a business would be willing to consider making a commitment to a new building. Rather than have vacant commercial space when the building opens, we are open to temporary alternative uses of future commercial space. We cannot predict the behavior changes that will result from the current infectious disease outbreak, nor the needs of residents in the future. It seems very likely that some types of current businesses will cease to exist in the future and that some new types of businesses will come into existence. Based on information from health professionals, it also seems likely that we will not learn what a customer-facing urban economy will look like for at least several years after this pandemic is over and perhaps longer. Because of this high degree of uncertainty, a building at this central corner of the neighborhood needs to be built with a high degree of flexibility in regard to possible commercial or retail space.

While the needs of future businesses are unclear, it seems very likely that there will be additional housing development north of the Raymond – University Avenue intersection. Existing residents and those who will come with increased density deserve a better pedestrian experience than what currently exists. Redevelopment of this site should improve pedestrian mobility and provide new pedestrian amenities as described in the Raymond Station Area Plan.

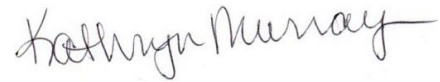
The St. Paul Climate Action and Resilience Plan (CARP) calls for carbon-neutral buildings by 2050 and decreased vehicle miles traveled. The St. Anthony Community Council strongly supports these goals. This building should be designed to meet these future goals.

Condition number	Condition
1 – Commercial space	<p>Commercial/retail space as shown on plan 19-0024 dated 05.11.2020 shall be available for commercial tenants upon completion of the building. If this space is not leased, it may be used for the community incubator space. If it is leased, the community incubator space shall be as shown on the plan.</p> <p>The residential lobby/amenity space shall be designed and constructed in such a way that a portion of it may be used as commercial/retail space if there is a demand for such space in the future.</p> <p>Three first floor units shall be designated live+work units as shown in the plan. These units could also be utilized as micro-retail spaces if there is demand for such space.</p>
2 – Pedestrian mobility	<p>A publicly accessible pedestrian path between Charles Street and University Avenue shall be provided on the east side of the building.</p>
3 – Pedestrian enhancement	<p>The corner of Raymond and University should be the beginning of a promenade leading to the existing and future housing to the north and the LRT station to the east.</p> <p>On University Avenue and Raymond Avenue, provide at least 14 feet in width between the curb and the building.</p> <p>Provide landscape, lighting and streetscape treatments, including trees, which provide amenities and respect the historic character of the area.</p>
4 – Sustainability	<p>The building should support the St. Paul CARP's call for carbon-neutral buildings by being planned and designed utilize carbon-free energy sources by 2050.</p> <p>The building shall be energy efficient such that will it can become carbon-neutral in the future. Standards such as Energy Star New Housing, Green Communities, Passive House or similar standards should be considered.</p> <p>The building should support the St. Paul CARP's planned decrease in vehicle miles travelled by</p>

	providing substantial indoor bike parking for residents, including secure e-bike parking.
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SAPCC supports the CUP and variance with the requested conditions. Thank you for your consideration.

Sincerely,



Kathryn Murray, Executive Director  
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[www.sapcc.org](http://www.sapcc.org)

cc: Tim Marco, Kraus-Anderson  
Mark McMclane, Kraus-Anderson  
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Matt Privatskey, Ward 4 City Councilmember Aide