

city of saint paul
planning commission resolution
file number
date

WHEREAS, Contanda Terminals LLC, File # 18-098-490, has applied for a conditional use permit for a boiler building to be elevated above the flood protection elevation by an alternative to fill under the provisions of § 72.73 and § 72.74 of the Saint Paul Legislative Code, on property located at 2175 Childs Road, Parcel Identification Number (PIN) 09.28.22.11.0002, legally described as PORT AUTHORITY PLAT NO. 3 LOT 4 BLK 5; and

WHEREAS, the Zoning Committee of the Planning Commission, on September 13, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant proposes to build a new 28' x 34' (952 square feet) building elevated on an alternative to fill. The building will house two new boilers, which provide steam heat to the existing terminal facility, along with equipment and employee facilities. The site is located within the flood fringe (FF) district. Grade elevation at the project site is 700.5', and Regulatory Flood Protection Elevation at the site is 708.6'.
2. The applicant proposes to construct the building on concrete strip footings on top of subsurface piers. Three parallel walls with openings at both ends and void space between will be built atop the footings, raising the finished floor elevation to the RPFE. The walls are proposed to be constructed to the FP-3 or FP-4 wet floodproofing standards, and will allow free flow of any floodwaters through the void area between the walls.
3. §72.74 lists standards for conditional uses in the FF flood fringe district. Subsections (a) through (d) are applicable to the proposed project:
 - (a) *Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may include the use of stilts, pilings, parallel walls or above grade, enclosed areas such as crawl spaces or tuck-under garages. The base or floor of an enclosed area shall be considered above grade and not a structure's basement or lowest floor if: 1) the enclosed area is above grade on at least one (1) side of the structure; 2) is designed to internally flood and is constructed with flood-resistant materials; and 3) is used solely for parking of vehicles, building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:*

moved by _____
seconded by _____
in favor _____
against _____

- (1) *Design and certification. The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the Minnesota State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent floodwater from entering or accumulating within these components during times of flooding.*
 - (2) *Specific standards for above grade, enclosed areas. Above grade, fully enclosed areas such as crawl spaces or tuck-under garages must be designed to internally flood and the design plans must stipulate:*
 - a. *A minimum area of "automatic" openings in the walls where internal flooding is to be used as a floodproofing technique. There shall be a minimum of two (2) openings on at least two (2) sides of the structure and the bottom of all openings shall be no higher than one (1) foot above grade. The automatic openings shall have a minimum net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters without any form of intervention.*
 - b. *That the enclosed area will be designed of flood-resistant materials in accordance with the FP-3 or FP-4 classifications in the Minnesota State Building Code and shall be used solely for building access, parking of vehicles or storage.*
- (b) *Basements, as defined in §72.14, shall be subject to the following:*
- (1) *Residential basement construction shall not be allowed below the regulatory flood protection elevation except as authorized in subsection (e) of this section.*
 - (2) *Nonresidential basements may be allowed below the regulatory flood-protection elevation, provided the basement is protected in accordance with subsection (c) or (e) of this section.*
- (c) *All areas of nonresidential structures including basements to be placed below the regulatory flood protection elevation shall be structurally dry floodproofed in accordance with the FP-1 or FP-2 floodproofing classifications in the Minnesota State Building Code. This shall require making the structure watertight, with the walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures floodproofed to the FP-3 or FP-4 classification shall not be permitted.*
- (d) *The storage or processing of materials that are, in times of flooding, flammable, explosive or potentially injurious to human, animal or plant life is prohibited. Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the planning commission, or if elevated above the regulatory flood protection elevation by alternative methods which meet the requirements of subsection (a) above. Storage of bulk materials may be allowed provided an erosion/sedimentation control plan is submitted which clearly specifies methods to be used to stabilize the materials on site for a regional flood event. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the planning commission.*

(e) *When the Federal Emergency Management Agency has issued a letter of map revision-fill (LOMR-F) for vacant parcels of land elevated by fill to the one (1) percent chance flood elevation, the area elevated by fill remains subject to the provisions of this chapter. A structure may be placed on the area elevated by fill with the lowest floor below the regulatory flood protection elevation provided the structure meets the following provisions:*

- (1) *No floor level or portion of a structure that is below the regulatory flood protection elevation shall be used as habitable space or for storage of any property, materials, or equipment that might constitute a safety hazard when contacted by floodwaters. Habitable space shall be defined as any space in a structure used for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry or utility space, and similar areas are not considered habitable space.*
- (2) *For residential and nonresidential structures, the basement floor may be placed below the regulatory flood protection elevation subject to the following standards:*
 - a. *The top of the immediate floor above any basement area shall be placed at or above the regulatory flood protection elevation.*
 - b. *Any area of the structure placed below the regulatory flood protection elevation shall meet the "reasonably safe from flooding" standards in the Federal Emergency Management Agency (FEMA) publication entitled "Ensuring that Structures Built on Fill In or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding," Technical Bulletin 10-01, a copy of which is hereby adopted by reference and made part of this chapter. In accordance with the provisions of this chapter, and specifically section 72.33(g), the applicant shall submit documentation that the structure is designed and built in accordance with either the "Simplified Approach" or "Engineered Basement Option" found in FEMA Technical Bulletin 10-01.*
 - c. *If the ground surrounding the lowest adjacent grade to the structure is not at or above the regulatory flood protection elevation, then any portion of the structure that is below the regulatory flood protection elevation must be floodproofed consistent with any of the FP-1 through FP-4 floodproofing classifications found in the Minnesota State Building Code.*

These standards can be met. The applicant has submitted a Saint Paul Flood Plain application proposing to construct the proposed building with parallel walls elevating the lowest finished floor to the RFPA, and floodproofed to the FP-3 or FP-4 standard. As a condition of approval, the applicant should provide building and foundation plans and record of as-built condition for the proposed structure signed by a registered professional engineer or architect and verifying consistency with the requirements of §72.74(a)(1), a Saint Paul Floodplain Certification, and an Elevation Certificate.

4. §72.32 lists thirteen (13) factors to be considered in evaluating applications for conditional use permits in the FF flood fringe district:
 - (a) *The relationship of the proposed use to the comprehensive plan and floodplain management program for the city. Subject to meeting the standards listed in §72.74, this proposed use is in compliance with the Saint Paul Comprehensive Plan and the city's floodplain management program. Policy 5.1.3 of the river corridor chapter of the comprehensive plan supports continuation of and additions to industrial uses in the Childs Road industrial area if said additions will not have significant adverse impacts on*

air or water quality nor impair river valley views. The proposed additions are to an existing facility located in a large industrial area, and will not significantly alter river valley views. The project will not significantly impact air or water quality.

- (b) *The importance of the services provided by the proposed facility to the community.* The proposed facilities will allow continued use of industrial land. The primary importance of the facility to the community is economic activity and tax base.
- (c) *The ability of the existing topography, soils, and geology to support and accommodate the proposed use.* The topography, soils, and geology of the site are similar to those of the general Child Roads industrial area, and are sufficient to support and accommodate the proposed use.
- (d) *The compatibility of the proposed use with existing characteristics of biologic and other natural communities.* The area of the proposed use is industrial in character, and does not contain significant biological communities; impacts of the proposed use will not extend beyond the immediate area.
- (e) *The proposed water supply and sanitation systems and the ability of those to prevent disease, contamination, and unsanitary conditions.* The area is already served by adequate water supply and sanitation systems. The proposed addition will not create significant additional demand for water supply or sanitation capability.
- (f) *The requirements of the facility for a river-dependent location, if applicable.* The proposed structure is part of an existing industrial facility that includes intermodal transfer to and from barges.
- (g) *The safety of access to the property for ordinary vehicles.* Safe access to the site is available via Childs Road.
- (h) *The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.* The proposed building will be of floodproof construction, and the facility has an existing flood response plan on file with the Department of Safety and Inspections.
- (i) *The dangers to life and property due to increased flood heights or velocities caused by encroachments.* The proposed encroachments are of limited footprint and located in the flood fringe where impacts on flood flows are negligible.
- (j) *The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.* The proposed facility is located in the flood fringe, where the velocity of flood flow is generally minimal.
- (k) *The danger that materials may be swept onto other lands or downstream to the injury of others.* The proposed facility will be located in the flood fringe, where water velocities are generally minimal. The parallel walls elevating the structure will be built to allow water movement through the base of the structure consistent with the direction of flow in the main channel
- (l) *The availability of alternative locations or configurations for the proposed use.* The proposed structure must be located within the existing facility, and the proposed location is no less reasonable than other potential locations within the facility.
- (m) *Such other factors as are relevant to the purposes of this chapter.* The factors and findings enumerated and described herein adequately evaluate the proposed use for the purposes of this chapter.

5. §61.501 lists five standards that all conditional uses must satisfy:

- (a) *The extent, location and intensity of the use will be in substantial compliance with the*

Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. Subject to meeting the standards listed in §72.74, this proposed use is in compliance with the Saint Paul Comprehensive Plan and the city's floodplain management program. Policy 5.1.3 of the river corridor chapter of the comprehensive plan supports continuation of and additions to industrial uses in the Childs Road industrial area if said additions will not have significant adverse impacts on air or water quality nor impair river valley views. The proposed additions are to an existing facility located in a large industrial area, and will not significantly alter river valley views. The project will not significantly impact air or water quality.

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The proposed facility will be served by Childs Road. The use is not expected to generate additional traffic.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed facility is consistent with the existing industrial character of the immediate neighborhood.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use is industrial in nature, and will not impeded improvement of surrounding properties for allowed uses.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code that the application of Contanda Terminals LLC for a conditional use permit for construction of a building in the flood fringe (FF) elevated on an alternative to fill at 2175 Childs Road is hereby approved with the following conditions:

1. The applicant shall provide building and foundation plans and record of as-built condition for the proposed structure signed by a registered professional engineer or architect and verifying consistency with the requirements of §72.74(a)(1), a Saint Paul Floodplain Certification, and an Elevation Certificate.
2. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.

Williams, Josh (CI-StPaul)

From: Kraig E. Klund <kraig.klund@tkda.com>
Sent: Thursday, September 13, 2018 10:12 AM
To: Williams, Josh (CI-StPaul)
Cc: Andy J. Koshire
Subject: FW: Contanda Boiler Building

Hi Josh,


Previously you had asked for some more basic information that explains the need for the new boiler building to be included with the CUP application. Below is that background information.

See you at the 3:30 meeting!

 **Kraig Klund, PE** | Senior Engineer, Civil Group
Professional Engineer: MN, DE, IA, IN, MO, ND, WI, WV
444 Cedar Street, Suite 1500, Saint Paul, MN 55101
P 651.292.4455 | C 651.247.9142
kraig.klund@tkda.com
tkda.com

From: Andy J. Koshire
Sent: Thursday, September 13, 2018 9:51 AM
To: Kraig E. Klund <kraig.klund@tkda.com>
Subject: Contanda Boiler Building

The existing boilers are beyond their useful life expectancy, inefficient compared to modern boilers, unreliable for year round operations and becoming expensive to maintain. The existing boiler building does not have sufficient space to install new boilers while the existing boiler are kept on-line, which is required to maintain continuous facility operations. In addition, the existing building is in very poor condition, contains asbestos insulation and the surrounding site does not allow for an expansion to this building. Therefore, a new boiler building is required. The new building will house the boilers and also improve the electrical and IT infrastructure for the facility by providing a new data room, main electrical service, emergency power generator and additional electrical capacity for the site, which currently has electrical load growth limitations.

 **Andy Koshire, PE** | Corp/Industrial Market Mgr, Facilities Eng. Div.
Professional Engineer: MN
444 Cedar Street, Suite 1500, Saint Paul, MN 55101
P 651.292.4411 | C 612.751.0199
andy.koshire@tkda.com
tkda.com

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

WHEREAS, 754 Randolph LLC, file # 18-098-346, has applied for a conditional use permit for reuse of a former fire station for a micro-brewery, taproom/restaurant with full kitchen and coffee bar, and banquet hall under the provisions of § 65.132 of the Saint Paul Legislative Code, on property located at 754 Randolph Avenue, Parcel Identification Number (PIN) 11.28.23.42.0002, legally described as Lots 2-4, Block 1, Clarke's Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on September 13, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant has tentative developer status and is in the process of acquiring the property from the City of Saint Paul's Housing and Redevelopment Authority (HRA). The applicant intends to rehabilitate the vacant city-owned structure and establish a micro-brewery, taproom, restaurant, coffee bar, and banquet hall for parties such as wedding receptions, community group gatherings, and corporate dinners and lunches. The banquet hall is planned for the second story, which will also include office and storage space. The brewery will brew and package beer for both taproom consumption and distribution. The products brewed on site will be the only alcoholic beverages served. The taproom and restaurant use will include a kitchen providing full-service for both lunch and dinner. An outdoor patio in front of the building along Randolph Avenue is planned and will meet the licensing requirements as determined by the Department of Safety and Inspections. The applicant states that the brewery, taproom, restaurant, kitchen, and coffee bar will be located on the first floor of the building and be Phase 1 of the reuse of the structure. Capacity is estimated at 137 patrons. Phase 2 involves use of the space on the second floor for a banquet hall. Capacity is estimated at 190 patrons. The applicant states that capacity for a minimum of 150 patrons is essential for the success of the banquet hall portion of the use. The applicant anticipates that the proposed uses will create 16 to 20 permanent full time equivalent jobs. New cedar fencing is planned on the east and west sides of the property.

The applicant is able to provide the required off-street parking spaces for Phase 1 of the project, 11 spaces. A total of 21 off-street parking spaces are proposed on the site plan submitted with the application. The applicant is also proposing bicycle racks with space for

moved by _____

seconded by _____

in favor _____

against _____

12 bikes in the Randolph right-of-way in front of the building. At some time in the future the applicant intends to apply for a parking variance to allow Phase 2 to proceed and states an intention to enter into an arrangement with a nearby institution to share 12 parking spaces to be able to provide the parking spaces informally.

Planned hours of operation are:

Monday - Thursday

Taproom - 10:00 a.m. - 10:00 p.m.

Patio - 10:00 a.m. - 9:00 p.m.

Friday - Saturday

Taproom Hours - 10:00 a.m. - 12:00 a.m.

Patio 10:00 a.m. - 10:00 p.m.

Sunday

Taproom - 9:00 a.m. - 9:00 p.m.

Patio 9:00 a.m. - 9:00 p.m.

Exterior and interior improvements are planned along with structural and mechanical updates to insure the preservation and safety of the building. The overhead garage doors will be replaced; no new exterior openings are planned.

2. Zoning Code § 65.132, provides for conversion or reuse of permitted nonresidential structures for uses not otherwise permitted in residential districts, subject to the following conditions:
 - (a) *The planning commission shall find that the structure cannot reasonably be used for a conforming use.* This condition is met. The structure was built to function as a fire house with large open spaces, kitchen, and restrooms. Reuse for residential purposes would require reconfiguring the space for multiple units and bathrooms.
 - (b) *The planning commission shall find that the proposed use and plans are consistent with the comprehensive plan.* This condition is met. The property is located along Randolph Avenue, which is designated a Mixed-Use Corridor in the Land Use Chapter of the Comprehensive Plan. This is the city's most intense designation outside of downtown. There is a mix of commercial and residential zoning along the avenue, and a Neighborhood Center about one block to the east at West 7th Street. Randolph is a primary thoroughfare, identified as a minor arterial in the Comprehensive Plan, and is served by Metro Transit Route 74. The project site is located within the proposed Neighborhood Node at Randolph and West 7th in the draft update to the comprehensive plan. Land Use Policy 1.24 states, "Support a mix of uses on Mixed-Use Corridors." The District 9 Area Plan (2012) calls for the support and encouragement of independent business owners, and calls for the preservation of the historic character of the community.
 - (c) *The planning commission shall find that the proposed use and structural alterations or additions are compatible with the surrounding neighborhood and land uses.* This condition is met. The proposed brewery, restaurant, and banquet hall uses are generally compatible with the surrounding neighborhood and land uses that include commercial uses such as restaurants, grocery and liquor store, and institutions on the corners to the east and west. However, the site is mid-block and it is important for the proposed use to operate in such a way as to minimize detrimental impacts on neighboring one-family residential uses. The applicant states that the proposed renovations will preserve the historic structure and follow historic designation guidelines.

- (d) *Parking for the new use shall be provided in accordance with the requirements of section 63.200 for new structures.* This condition is met for Phase 1. Zoning Code § 63.207 lists parking requirements by use. The proposed uses require a total of 36 spaces. The applicant proposes to establish the uses in phases. Phase 1 includes the micro-brewery, restaurant, coffee bar, and outdoor patio on the ground level which requires 11 parking spaces, 1 space per 400 square feet for the restaurant use (8 spaces) and 1 stall per 1,000 square feet of production space for the brewery (3 spaces). Phase 2 includes a banquet hall on the second floor that requires an additional 25 spaces at 1 space per 200 square feet of banquet hall space. 21 off-street parking spaces are proposed on site. The applicant is also proposing bicycle racks with spaces for 12 bikes in the Randolph right-of-way in front of the building. The applicant intends to apply for a parking variance prior to establishing the proposed banquet hall on the second floor.
- (e) *Applications for conversion or reuse shall include a notarized petition of two-thirds (2/3) of the property owners within one hundred (100) feet of the property proposed for the reuse, site plans, building elevations, and landscaping plans, and other information which the planning commission may request.* This condition is met. A sufficient petition was submitted: 21 parcels eligible to sign, 14 parcels required, and 15 signed.
3. Zoning Code § 61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The property is located along Randolph Avenue, which is designated as a Mixed-Use Corridor in the Land Use Chapter of the Comprehensive Plan. This is the city's most intense designation outside of downtown. There is a mix of commercial and residential zoning along the avenue with a Neighborhood Center about one block to the east at West 7th Street. Randolph is a primary thoroughfare in the city, identified as a minor arterial in the Comprehensive Plan and is served by public transit, Metro Transit Route 74. The project site is located within the proposed Neighborhood Node at Randolph and West 7th in the draft update to the comprehensive plan. Land Use Policy 1.23 states, "Guide development along Mixed-Use Corridors." Land Use Policy 1.24 states "Support a mix of uses on Mixed-Use Corridors." District 9 Area Plan (2012) calls for the support and encouragement of independent business owners. The Plan also calls for the preservation of historic character of the community.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Two-way vehicular access to the parking lot will be from Randolph Avenue. The applicant is working with city staff from the Departments of Safety and Inspections and Public Works to ensure adequate ingress and egress through the site plan review process, which is required for this project. This process will address adequate driveway width for access to and from Randolph Avenue.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The use will generate commercial activity in a building that was previously used as a fire house and most recently for storage. This represents an increase in the number of people and vehicles in the area and the hours during the day that commercial activity will occur. The proposed use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety, and general welfare.

(d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The proposed use will not prevent future development that is consistent with the Comprehensive Plan and existing zoning.

(e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of 754 Randolph LLC for a conditional use permit for reuse of a former fire station for a micro-brewery, taproom/restaurant with full kitchen and coffee bar, and banquet hall at 754 Randolph Avenue is hereby approved, subject to the following conditions:

1. Final plans approved by the Zoning Administrator for this use as part of the site plan review process shall be in substantial compliance with the plan submitted and approved as part of this application.
2. Approval of a parking variance and/or a shared parking agreement to address the parking requirements for Phase 2 of the development, a second floor banquet hall, prior to Phase 2.
3. The business may operate only during the following hours:

Monday - Thursday

Taproom/restaurant/coffee bar/banquet hall - 10:00 a.m. - 10:00 p.m.

Patio - 10:00 a.m. - 9:00 p.m.

Friday - Saturday

Taproom/restaurant/coffee bar/banquet hall - 10:00 a.m. - 12:00 a.m.

Patio 10:00 a.m. - 10:00 p.m.

Sunday

Taproom/restaurant/coffee bar/banquet hall - 9:00 a.m. - 9:00 p.m.

Patio 9:00 a.m. - 9:00 p.m.

ZF # 18-098-346
754 Randolph

Langer, Samantha (CI-StPaul)

From: Dadlez, Kady (CI-StPaul)
Sent: Thursday, September 06, 2018 4:57 PM
To: Langer, Samantha (CI-StPaul)
Cc: DeGrado, Alena (CI-StPaul)
Subject: Comments: Zoning Committee Agenda for September 13, 2018

From: Klocker, Chrissy [mailto:Chrissy.Klocker@Donaldson.com]
Sent: Tuesday, September 04, 2018 12:57 PM
To: Dadlez, Kady (CI-StPaul)
Cc: #CI-StPaul_Ward2
Subject: Comments: Zoning Committee Agenda for September 13, 2018

Hi Kady,

My name is Chrissy Klocker and I am a parent of 3 children who all attend Sandcastle Child Care. I am not able to make it to the Zoning Committee Meeting next week and wanted to express my concerns regarding the parking situation at the proposed Fire Station #10 site (specifically Phase 2). I attended the neighborhood meeting on April 10th where the developers introduced their plans for the site renovation. While I don't live in neighborhood and am therefore not affected by the increased noise levels or other concerns, the limited parking and proposed parking plan do affect the safety of my children.

As of the meeting on the April 10th, the developer said his side parking lot would allow for 24 cars for their patrons (I'm not sure where his daily staff of 20 employees will be parking). He had plans to accommodate around 100 people in his coffee shop/bar which means that if at capacity, patrons would either be carpooling or left to find alternative parking options in the neighborhood.

Since the developer plans to be open in the mornings for coffee and mid-afternoon/evening as a brewery, there is a high potential that patrons could be driving through the church/Sandcastle parking lot at all times of the day; but most specifically between the hours of 4-6 pm. I fully understand that this is an alley way and therefore public property, but those that live on Randolph and/or attend Sandcastle are familiar with the daycare and understand that children are likely to be in the area, walking to and from the buildings.

Twice a day, I park my vehicle near the infant building/playground, cross the parking lot to pick-up or drop-off my two older children and then pick-up or drop off my youngest. I know that parents are frequently driving in and out of the parking lot and will hold my children's hands whenever possible. Parents of Sandcastle children and those that live in the area know that they need to drive carefully in and around the parking lot. I'm highly concerned that patrons driving to or from the coffee shop/brewery, who are unfamiliar with the area and use the parking lot by chance, will be a safety concern to the families and children of Sandcastle. Distracted driving, caused from being in an unfamiliar area, on a phone, or after happy hour, is a huge concern when your location is a parking lot frequently used by small children.

Please consider my comments and let me know if you have any questions. It would be very sad if a young child was hurt from an employee or patron of the proposed site.

Thank you very much.

Chrissy Klocker
5449 Golfview Avenue

Oakdale, MN 55128
651-207-3208

----- Forwarded message -----

From: **Emily Northey** <emily@fortroadfederation.org>
Date: Fri, Aug 31, 2018 at 3:32 PM
Subject: Fwd: Zoning Committee Agenda for September 13, 2018
To: Alvin Cunningham <emily@fortroadfederation.org>

Good afternoon,

The public hearing for the Fire Station #10 Conditional Use Permit is confirmed for Thursday, September 13 at 3:30 pm at the City Council Chambers (room #300) at 15 Kellogg Blvd. West. It will be during the Zoning Committee meeting of the Planning Commission. Attached is the agenda and details about the application.

You may send written comments/testimony before September 13 (kady.dadlez@ci.stpaul.mn.us), and you may attend in person to speak to the Zoning Committee during the public hearing.

What happens?

Staff give a report on the application, then the applicant is given an opportunity to speak, and then the Chair of the Zoning Committee opens the public hearing. Depending on the number of people, either people will be given 2-3 minutes each or each side (for and against) will be given equal time to speak (10-15 minutes/side). If people testify against the application, the applicant will be given a chance to speak.

After the public hearing is closed, the Zoning Committee will discuss the application and make a recommendation to the full Planning Commission. Conditional Use Permits frequently have conditions to them.

The Planning Commission will likely decide on the application at their meeting on Friday, September 21 at 8:30 am, in the lower level of City Hall. While people are invited to the Planning Commission meeting, there will not be a time for public testimony then. The decision of the Planning Commission is final unless appealed.

Sincerely,
Emily

Emily Northey
Executive Director and Community Organizer
West 7th / Fort Road Federation, 974 West 7th Street, Saint Paul
emily@fortroadfederation.org
office: 651.298.5599
cell: 651.262.8770

Live or work (or own a business/property) in West 7th? [Take our \(very\) short survey.](#)

[Sign-up for Email Updates](#)
[Like our Facebook page](#)

ZF# 18-098-346
754 Randolph

From: Gena Berglund [mailto:genaberglund@gmail.com]

Sent: Thursday, September 06, 2018 9:27 PM

To: #CI-StPaul_Ward3; Dadlez, Kady (CI-StPaul)

Cc: #CI-StPaul_Ward2

Subject: Conditional Use Permit (File # 18-098-346) - 754 Randolph Avenue

Council Member Tolbert & Kady Dadlez,

I support the CUP for the proposed micro-brewery, taproom, coffee bar and banquet hall at 754 Randolph Avenue (the old Fire Station).

Reusing an historic building for a community space that is operated by a locally owned business is a triple win.

Warm regards,
Gena Berglund
1516 Lincoln Avenue
Ward 3

One mile driven by a car costs society 27 cents.

With each mile cycled society gains 18 cents.

(Study takes into account road collisions, car pollution impacts on health, cost of carbon emitted, health benefits of cycling.) Source:

[dhttp://www.sciencedirect.com/science/article/pii/S0921800915000907](http://www.sciencedirect.com/science/article/pii/S0921800915000907)

ZF# 18-098-346
754 Randolph

From: Rick Varco [<mailto:rvarco@hotmail.com>]

Sent: Friday, September 07, 2018 10:59 AM

To: Dadlez, Kady (CI-StPaul)

Subject: Conditional Use Permit (File # 18-098-346)

I support the F-Town project and approval of this CUP. Self-interested neighbors should not be allowed to put their personal convenience or aesthetic feelings about neighborhood character above the needs of the city as a whole. The city should obviously approve a project to convert a vacant structure to a viable business that provides amenities and pays taxes. I work in the area and would frequently use the proposed business for off-site meetings and events.

When the Riverview Corridor transit line goes in, we will need more places like this.

Rick Varco
2265 Youngman Ave. #208
St. Paul MN 55116

ZF # 18-098-346
754 Randolph

September 9, 2018

To Whom It May Concern,

We reside across the street from the former Fire Station #10 where a micro-brewery/taproom/coffee bar/banquet hall is being proposed. We have serious concerns about this potential project and the negative impact it could have on our residential neighborhood.

In our neighborhood, many of the businesses do not have patios. Those that do have patios locate the structures on the sides or the backs of their property, enclosed by large fences or concrete block barriers. The patio that is being proposed at this development is located on the front of the building, directly facing our homes. There is no barrier being suggested as part of the design. We are concerned about the overwhelming amount of noise that the patio will bring with its obtrusive location and lack of enclosure. We can already hear the patrons out on the patio at Bay Street Grill on summer evenings; we do not wish to add to that.

Parking is already at a premium in the area. The proposed business will only add 19 standard parking stalls and two handicap accessible stalls. This hardly seems sufficient to meet the business's needs. The restaurant plans to seat 100 (information stated by Mr. Temke, the developer, at the community meeting on April 10, 2018), not to mention the banquet hall on the second floor, as well as the 16-20 employees. Although verbal discussions have taken place between the developer and a neighboring institution to gain 12 parking stalls, no formalized written agreement has been reached. Many of the homes on Randolph Avenue utilize the on-street parking that will likely no longer be available to them as a result of this development. There is not nearly enough parking in the area to even begin to support an influx of this many people.

The proposed business will likely affect traffic along Randolph Avenue. It is expected that deliveries to the business will consist of one freight truck per month for malts and grains, weekly food truck deliveries, in addition to FedEx and UPS (information stated by Mr. Temke, the developer, at the community meeting on April 10, 2018). Not only will multiple trucks stopping and delivering on Randolph Avenue add to traffic frustrations, they will pose an increased risk for traffic accidents as drivers surely will attempt to maneuver around them.

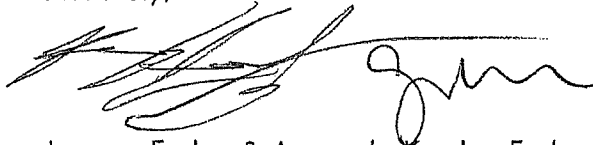
We have concerns about an establishment whose primary purpose is the manufacture and sale of alcohol being located between a sober house and a daycare. We have seen patrons from Bay Street Grill doing many unsavory things, including urinating in a neighbors yard in the middle of the afternoon, engaging in

intoxicated physical altercations, and angrily throwing trash into our yards for no apparent reason. We worry that another alcohol-focused business in our neighborhood will only increase the frequency with which these things are happening. We find it especially troubling since this establishment will be located directly next to the daycare and not down the block, as Bay Street Grill is.

This proposed establishment will be located in a primarily residential neighborhood. The plans laid out by the developer detail a business that is much larger than those which are already established in the area. The proposed development plans to host a restaurant that can seat 100 (information stated by Mr. Temke, the developer, at the community meeting on April 10, 2018) in addition to a full banquet hall. Other businesses located within our neighborhood, such as the Bay Street Grill and Mucci's Italian are much smaller in size. These businesses are only about half of the size of the one proposed by the developer. Mucci's Italian has only 50 seats and an eight-seat bar (<http://mspmag.com/locations/Mucci-s-Italian/>). This proposed establishment will be out of character with and place a great strain on the residential neighborhood in which it is suggested it be placed.

Should you require any additional information or have any questions please do not hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremy Farley & Amanda Kautza-Farley', written over a horizontal line.

Jeremy Farley & Amanda Kautza-Farley
737 Randolph Ave
St Paul MN 55102

Linda Martin
497 Bay St.
St. Paul, Mn 55102

I am OPPOSED to the
development of the
3-mile Breeding
operation planned
at 754 Randolph Ave
in St. Paul. I have
listed my reasons
attached. We already
have 6 bars within
a six block radius.
Enough is enough!!!
Please vote AGAINST
this!!
Linda Martin

- Difference between restaurant smells and brewery smells (Schmidt Brewery & Gopher Hotel)
- We already have enough bars in our neighborhood (Shamrocks, Skarda's, Joe & Stan's, Bay St Grill, Spot Bar, Skinnin's)
6 Bars w/ a 6 blk radius
- The fire dept was a public use building... not as an assembly place.
- The proximity to Sand Castle daycare is problematic. The use of the playground for daily parking, and additional parking during banquet use.
- Banquet use: Party noise; litter; patrons crossing thru the yard; urinating/defecating/vomiting; vandalism; loud music
- What about Equine Hospital?
NO MENTION!

Dadlez, Kady (CI-StPaul)

From: Elizabeth Wefel <ewefel@gmail.com>
Sent: Monday, September 10, 2018 8:30 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Conditional Use Permit (File # 18-098-346)

Greetings,

I'm writing in support of the conditional use permit being requested for 754 Randolph Ave. I live up the hill from there, on Warwick just off Randolph. I think this development would be a wonderful addition to our neighborhood, providing community space in a way that reuses a historic space. The location is perfect as well. It's on a bus line and is walkable/bikable for many. (Tonight I biked home from a nearby establishment up Randolph. Good workout but totally doable). Spaces like this make our community more livable.

Best regards,

Elizabeth Wefel
444 Warwick Street