



CITY OF SAINT PAUL
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DATE: May 8, 2017
TO: Comprehensive Planning Committee
FROM: Christine Boulware, Kady Dadlez, Bill Dermody, Anton Jerve, Tony Johnson, Jamie Radel, Jake Reilly, Lucy Thompson, and Josh Williams, Planning and Heritage Preservation Staff
RE: Neighborhood STAR Proposals: Consistency with the Comprehensive Plan

Background

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

This year, thirty-one proposals requesting over \$5 million in assistance will be vying for approximately \$1.9 million from the Neighborhood STAR Program. Over \$33.9 million in potential private matching dollars have been identified. The average dollar request is \$162,525.

More detailed information includes:

- 21 applicants have requested grant-only funds;
- 19 proposals provide opportunities for commercial renewal;
- 6 requests are for public enhancements;
- 3 proposals support improvements to housing or mixed use development; and
- 3 applications seek funding to operate a relending/granting program.

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

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

The Planning Commission's Comprehensive Plan conformance ratings are given to the Neighborhood STAR Board to inform their review of individual projects. The Neighborhood STAR Board's role is to make funding recommendations to the Mayor and City Council. The Planning Commission is not responsible for making judgments about the merits of individual projects or making recommendations about which projects should be funded.

The Planning Commission's input is explicitly requested to determine Comprehensive Plan compliance; however, there has been interest from the Comprehensive Planning Committee in the past in providing

additional feedback. Planning staff has created a spreadsheet indicating which projects meet certain planning and development goals for the City, categorized into five themes: 8-80 Vitality; Jobs & Economic Development; Environmental Sustainability; Arts & Beautification; and Strengthening Neighborhoods.

Review for Comprehensive Plan Compliance

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

31 Total Neighborhood STAR Applications

- 26 applications comply with the Comprehensive Plan
- 5 applications are neutral (neither supported nor not supported by) the Comprehensive Plan
- Zero applications conflict with the Comprehensive Plan

Applications were found to meet the following City policy goals:

- *3 projects meet 8-80 Vitality goals*
- *16 projects meet Jobs and Economic Development goals*
- *7 projects meet Environmental Sustainability goals*
- *13 projects meet Arts and Beautification goals*
- *20 projects meet Strengthening Neighborhoods goals*

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

Staff Recommendation

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

If you have questions, please contact Jamie Radel, Jamie.radel@ci.stpaul.mn.us or 651-266-6614.

2017 (23rd Cycle) Neighborhood STAR Loan and Grant Program

May 8, 2016

(31) Funding Proposals Received							Comprehensive Plan Compliance				Planning Themes Addressed					Historic Preservation Comments and General Comments
#	W	D	Organization	Title	Description	Location	Compliant	Neutral	Conflicts	Plans Consulted	8-80 Vitality	Jobs & Economic Development	Environmental Sustainability	Arts & Beautification	Strengthening Neighborhoods	
17-131	7	1	West Side Community Health Services, Inc., Paige Bowen, 153 Cesar Chavez St., 55107, 651-389-2584, pbowen@westsidechs.org	Harding High School School-Based Clinic Renovation	Interior capital improvements of this school-based clinic will bring space up to code, protect health information/data, and enhance clinical efficiency. Improvements to include: 1 new interior wall, 1 new interior window, 2 sinks, a clinical work station, new countertops and cabinets, repainted rooms and frames, refinished flooring and relocated pass-through to allow for new equipment layout.	1540 6th Street East, St. Paul, MN 55106		X		Comprehensive Plan						
17-103	2	3	Capital Deals, Keiko Nakagawa, 710 Smith Ave S, St. Paul, MN 55107, 651-222-8380, capitaldeals@gmail.com	Improvements at Capital Deals	Replacing one existing exterior sign and replacing fluorescent light bulbs in the sign cabinet to LED bulbs, installing two aluminum awnings, installing three skylight windows, installing a new roof, and putting a mural on the exterior of the shop.	710 Smith Ave S, Saint Paul, MN, 55107	X			West Side Community Plan, Smith Avenue Plan, Comprehensive Plan		X		X	X	
17-120	2	3	Neighborhood Development Alliance, Karen Reid, 481 Wabasha Street S., St. Paul, MN 55107, 651-292-9652, kreid@nedahome.org	Cesar Chavez Community Space	NeDA will build-out a 3,000 square foot commercial space within a mixed-use building. The build-out will transform what is essentially a shell to include: two bathrooms, an office (for management), and two activity spaces that can be expanded into one. As the space is a shell, the buildout encompasses everything from drywalls, a movable partition, sealed concrete floors, acoustical ceiling, HVAC system, doors and lighting. We will also provide a stainless steel counter area and storage area with sink(s). This can be used by temporary tenants for workshop areas, refreshment area, or for other utilitarian purposes.	88 Cesar Chavez, St. Paul, MN 55107	X			West Side Community Plan, Comprehensive Plan		X				
17-118	2	3	Minnesota Association of Women in Aviation, Angela Olson, 8120 Penn Ave. S., Bloomington, MN 55431 320-290-1616, olson21@frontiernet.net	The Learning Jet	The Learning Jet hangar renovation will include the complete transformation of an existing hangar at the St. Paul's downtown airport into additional learning space. This will include plumbing, heating, electrical, lighting, insulation and all safety considerations.	780 Bayfield Street (Airport), St. Paul, MN 55107	X			Comprehensive Plan		X				One of the Hangers is listed on the NRHP. I'm not sure if this is the one or not.
17-116	7	4	Lower Phalen Creek Project, Jennifer Halcrow, 733 East 7th St., St. Paul, MN 55106, 612-361-9065, jennifer@corvusnorth.com	Wakan Tipi Center at Bruce Vento Nature Sanctuary	Lower Phalen Creek Project seeks support to construct a 10,000 sq. ft. (approximately) cultural interpretive center adjacent to the Bruce Vento Nature Sanctuary that will complement the sanctuary both in its minimal environmental impact and its beautiful and inviting design. It will be open to the public and named for the Wakan Tipi Cave, a historically significant and sacred space to many Native American people that lies within the sanctuary.	Corner of Commercial St. and 4th St E, St Paul, MN 55106	X			Parks Chapter of Comprehensive Plan, D4 Plan			X			
17-106	5	5	Dayton's Bluff Neighborhood Housing Services (DBNHS), Jim Erchul, 823 E. 7th Street., 55106, 651-774-6995, jerchul@dbnhs.org	Village on Rivoli Phase II	Construction gap financing to construct 8 single family homes with tuck under garages by December 31, 2018, under Phase II of the Village on Rivoli. The homes will be sold for an average sales price of \$170,000. The project will help build market strength and bolster neighborhood real estate values. The Railroad Island (RRI) neighborhood, where the Village on Rivoli is located, is one of the oldest and poorest in St. Paul. It has a tenure mix of approximately 37% ownership and 63% rental. The overall intent of this project is to increase the number of homeowners in RRI.	660 Rivoli Street, St. Paul, MN 55130	X			Housing Chapter of Comprehensive Plan, D4 Plan					X	
17-117	6	5	Merrick Community Services, Daniel Rodriguez, 965 Payne Ave., St. Paul, MN 55130, 651-771-9339, smcgee@cw-h.com	Merrick on the Move Capital - Capacity Campaign	Merrick is investing in rehabilitation and leasehold improvements (including FF&E and IT/Security Systems) to renovate 14,000 square feet of severely underutilized space at Gustavus Adolphus Lutheran Church. This new site and facility will more than triple Merrick's current operating space from 3,000 square feet at its current location at the Swedish Bank Building on Payne Avenue.	1669 Arcade Street, Saint Paul, MN, 55106		X		Comprehensive Plan, D5 Plan		X				
17-119	6	5	Minnesota Humanities Center, Margret Swanson, 987 Ivy Avenue E., St. Paul, MN 55106, 651-772-4262, margret@mnhum.org	Minnesota Humanities Center Exterior Remediation	To eliminate water intrusion and damage to the building the following repairs will be completed: Waterproof the foundation wall and rebuild area well walls; landscape grading. Repair roof tiles, repair cast stone wall caps, replace the parapet, install new metal flashing over parapet, seal cap joints, clean and restore cast stone parapet top and brick dentils, repair stucco, and paint exterior soffits.	987 Ivy Avenue East, St. Paul MN 55106	X			Heritage Preservation Chapter of the Comprehensive Plan, D5 Plan				X		Locally designated Heritage Preservation Site - Work would require HPC review and approval.

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#	W	D	Organization	Title	Description	Location	Compliant	Neutral	Conflicts	Plans Consulted	8-80 Vitality	Jobs & Economic Development	Environmental Sustainability	Arts & Beautification	Strengthening Neighborhoods	
17-128	6	5	The Sanneh Foundation, Greg Taylor, 2090 Conway St., St. Paul, MN 55119, 651-501-5755, greg.taylor.gta@live.com	East Side St Paul Handball Youth Development Project	We propose three concrete outdoor wall courts adjacent to each other. Each court would be 20 ft. high; 20 ft. long; 40 ft. long with a 20 ft. apron. A ceiling for each court would extend 20 ft. from the front wall. (There can be some flexibility in dimensions.) The courts would be built into a berm in the vicinity of the soccer fields and tennis courts; the site has been pre-approved by the City of St. Paul. We also propose appropriate lighting and fencing.	Arlington Arkwright Athletic Fields St Paul MN		X		Parks Chapter of Comprehensive Plan					X	
17-130	2	5	Union Gospel Mission Assoc. of St Paul, Barb Martenson, 77 9th St E., St. Paul, MN 55101, 651-789-7553, bmartenson@ugmtc.org	Bethel Men's Homeless Shelter - Roof Renovation	Renovation of the Mission's men's homeless shelter and admin. building roof will provide sustainable protection for at least 20 years. This cost effective and sustainable project will help secure the shelter & services needed by over 2,600 men each year. The building contains a total of 67,000 sq ft. & the roof area to be renovated is 20,628 sq ft.	435 University Ave E., Saint Paul, MN 55130	X			Housing Chapter of Comprehensive Plan					X	
17-123	1, 5	6	North East Neighborhoods Development Corp., Chuck Repke, 1321 White Bear Ave., St. Paul, MN 55106, 651-771-6955, chuckrepke@aol.com	North End Star Program	NENDC, has been identifying commercial properties in the North End area to enhance aesthetics of established businesses and increase economic activity as well as improve the perception of the area as a place to do business. The area is ripe with opportunities to increase street visibility exterior facade improvements, and other fixed improvements to commercial buildings in order to promote the economic and social vitality of the area and support the stabilization and growth of small business. Eligible projects may include signage, facade improvements, painting, brickwork, tuck-pointing, lighting, landscaping, parking lots, windows & fixed interior improvements. The results will improve aesthetics, sustainability & accessibility as well as providing the benefits of strong commercial buildings. 4 - 6 projects should be completed.	North End	X			Land Use Chapter of Comprehensive Plan, District 6 Plan		X		X	X	
17-101	1	7	712 HLS, LLC, Daisy, Haung, 654 University Avenue, St. Paul, MN 55104, 612-703-8706, daisyhaung@gmail.com	704-738 University Avenue	Major building improvement, including roof, parking lot, stucco, awning signage and windows.	712 University Avenue	X			Land Use Chapter of Comprehensive Plan		X		X		
17-115	1	7	Lifetrack, Jennifer Halcrow, 709 University Avenue W., St. Paul, MN 55104, 612-361-9065, hello@corvusnorth.com	Lifetrack Preschool and Facility Improvement	Lifetrack intends to complete playground, parking and interior improvements to keep it safe for the 48 preschoolers who attend classes as well as the 1,550 clients who receive employment counseling and support at this location. Improvements include new playground equipment and playground structural upgrades to make its interior and exterior preschool play areas safer and more appropriate for the needs of its students. Lifetrack will also upgrade its parking lot (open to the public) to improve storm water management, increase plantings, and beautify the area.	709 University Avenue West, St. Paul, MN 55104	X			Land Use Chapter of Comprehensive Plan		X		X	X	Historic Resource RA-SPC-3889 Owens Motor Company
17-107	1	8	Hmong American Partnership, Bao Vang, 394 University Avenue W., St. Paul, MN 55103, 651-495-9160, baov@hmong.org	HAP Restaurant Workforce Training Center	Renovating and reconfiguring the space formerly occupied by Mai Village. Comprehensive interior improvements will include the redesign and retrofit of the kitchen and deli area to accommodate learning stations and demonstration areas. Permanently affixed upgrades to the kitchen comprise installation of new casework and countertops the replacement of the hood and make-up air system for the cooking line, installation of new grease traps and new sinks with new plumbing lines to align with new code guidelines. We will replace the acoustic ceiling tiles and wood-flooring/carpeting throughout the facility. In the deli area we will replace the countertops and patch existing quarry tile.. Exterior improvements will include one new exterior door, light-up exterior signage (2 signs @ approximately 9x15), reconstruction of a patio area for outdoor eating, and perimeter landscaping.	394 University Avenue West, Saint Paul, MN 55103	X			Land Use Chapter of Comprehensive Plan		X			X	Listed on the National Register of Historic Places - Using Historic Rehabilitation Tax Credits RA-SPC-3877 Minnesota Milk Company
17-121	1	8	New Lens Urban Mentoring Society, Gayle Smaller, 801 Selby Ave N., 55104, 651-788-9421, gaylesmaller@gmail.com	Selby Avenue Green Space	Grounds improvement and revitalization of two HRA-owned parcels of land to include a new stage, 9-13 bench seating, 2 fire pits, brick walk-way through-out, fencing, windmill (under 12 ft.) go green, Plant life through-out.	771 Selby and 767 Selby Avenue	X			Parks Chapter of Comprehensive Plan		X		X	X	

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17-126	1	8	St. Paul & Ramsey County Domestic Abuse Intervention Project, Shelley Cline, 394 Dayton Ave., St. Paul, MN 55102, 651-645-2824, sjc@stpaulintervention.org	SPIP Rehabilitation Project:	The rehabilitation project in SPIP's main office will include: installing an elevator so all 3 floors are wholly accessible, safety gates for protecting children visitors, a shelving/storage system for donations, modifying office space for more efficient use, enhance security to include cameras at building's front and outside sensor lights, resurface/reline parking lot, repair outside cement at base of handicapped accessible ramp, build retaining wall by street front/ sidewalk to prevent bank erosion, paint/replace portions of brick building's trim, install new heating/cooling system, and build children's playroom on first floor. In addition, support is being requested to improve the security of the main entrance at Bridges to Safety Victims Service Center (for which SPIP holds the lease) located in the courthouse which would entail building up a half wall and side entry door.	394 Dayton Ave., St. Paul, MN. 55102 & 15 W. Kellogg Blvd., 55012	X			Land Use Chapter of Comprehensive Plan					X	This property is located in a National Register Historic District or Site and/or a Minnesota State Historic District or Site (that is not in a locally designated district or site). Under Minnesota Statute 116D.04, permits for any exterior work including the demolition, partial demolition, or moving of buildings or structure on the property cannot be issued until PED has determined if the proposed work requires completion of an Environmental Assessment Worksheet [EAW]. Notify applicants that the property is located in one or more of the historic districts/site. Inform them that the law requires the City to determine if an EAW is required before permits may be issued. Advise applicants to contact HPC staff in PED for information about the EAW process. For the purposes of this WARNING, partial demolition means any work involving the dismantling, razing, or removal of any structural member that provides bearing and anchorage to the building or structure's exterior framework and/or walls, or portions thereof, and specifically including any work incidental thereto.
17-127	1	8	The Family Place, Margaret Lovejoy, 244 Tenth Street E., St. Paul, MN 55101, 651-207-1565, sloveandjoy@gmail.com	Going Home -The Lovejoy Community Garden	A land improvement that: 1. allows access to food in harvesting months, offers educational programs throughout the year, and beautifies community, year round; 2. serves educational needs of 50 or more homeless families with children in St. Paul; 3. meets requirements of water protection practices and best environmental practices; 4. supplements the cost of produce for our day & night shelter programs with the hopes of saving \$1,000 month during the growing season.	722 Concordia Ave., St Paul, MN 55101	X			Land Use Chapter of Comprehensive Plan			X	X		
17-104	2	9	Clutch Brewing Company, Jordan Standish, 876 W 7th St Unit 338, St. Paul, MN 55102, 763-744-8736, jordan@clutchbeer.com	Clutch Brewing Company	Build out 20 seat bar area, Penny top bar (30 ft), Vintage draft towers (x3), Wood wrapped serving cooler, Bar, and Half Wall by Fermenters, Welding/Woodwork for Taproom tables, Build out and furnish 4 social "nooks" (small sitting areas) for vintage Tap-Lounge area, Each nook encompassed by half wall and display case for Historic Schmidt Artifacts, Furnish with curated furniture and lighting, Build out Gallery space for St. Paul artists, Hanging art display structures, Display cases for 3D art, Build out Brewhouse, Work with riggers to place fermenter, brite, and brewhouse tanks on second story, Install drainage system, Enclose Brewhouse area from rest of Market, Properly Seal Historic structure in production space (Brick walls and wood ceiling), General Space: Install adjustable track lighting, Install many small speakers providing music that won't overflow into rest of market, Install security gates at entrances to taproom, Clutch Brewing Signage, Paint, Carpet	928 W 7th St, Saint Paul, MN, 55102	X			Comprehensive Plan		X			X	Jacob Schmidt Brewing Company Heritage Preservation District. All work will need to comply with the design review guidelines and the Secretary of the Interior Standard (the property owner is utilizing historic rehabilitation tax credits.)
17-105	2	9	Czech and Slovak Sokol Minnesota, Joyce Tesarek, 383 Michigan Street West, St. Paul, MN 55102, 651-822-6147, finance@sokolmn.org	C.S.P.S. Hall Masonry Restoration	Restore vitreous clay tile parapet caps including top three brick courses, sheet metal flashing and chimney repairs. 100% 'solid' cut' and 'tuck-point' wall' areas; spot 'cut' and 'tuck-point' 'deteriorated' mortar 'joints'; Prep and repaints walls with Sonneborn 'acrylic' masonry' wall 'coating' (with a 'fine aggregate') color to match as appropriate for Secretary of the Interior standards. West elevation total wall area = 2885 sq ft; East elevation total wall area = 4010 sq ft; South elevation total wall area = 1200 sq ft; North elevation wall area = 1500 sq ft. Roof surface: 5,000 sq ft.	383 Michigan Street West, Saint Paul, MN 55102-2820		X		Comprehensive Plan				X	X	Local Heritage Preservation Site - CSPS Hall All exterior work will need to comply with the HP guidelines
17-114	2	9	Levee Juice Co., Sarah Benepe, 928 7th St. W., St. Paul, MN 55102, 651-528-1064, sbenepe91@gmail.com	Levee Juice Co., Keg & Case Market	Leasehold improvements for the new organic juice/smoothie bowl bar includes countertops, appliances such as a dishwasher, sink, refrigerator, commercial juicers and blenders, shelving units, storage bins and signage, as well as flooring.	928 7th St. W, St. Paul, MN 55102	X			Comprehensive Plan		X				Jacob Schmidt Brewing Company Heritage Preservation District. All work will need to comply with the design review guidelines and the Secretary of the Interior Standard (the property owner is utilizing historic rehabilitation tax credits.)

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17-112	4	11	Junior Achievement of the Upper Midwest, Brendan Bannigan, 1800 White Bear Avenue N., Maplewood, MN 55109, 651-255-0052, brendan@jaum.org	Junior Achievement Rehab	Purchase and rehabilitate a three story building containing 62,000 interior/usable sq. ft. All three floors will be completely renovated to meet JAUM's programming needs. The basement will be partially renovated to house the business incubator program. Building mechanicals including the freight elevator will be repaired. The restrooms will be relocated. Exterior work includes a complete roof replacement, new windows on the north side of the building, and other window repairs and tuckpointing, as needed.	1745 University Avenue, St. Paul, MN 55104	X			Comprehensive Plan		X	X	X	X	Historic Resource RA-SPC-3922 Brown, Blodgett and Sperry Co. (1916) Architect: Clarence H. Johnston Sr.
17-111	4	12	Joy of the People Foundation, Ted Kroeten, 890 Cromwell, St. Paul, MN 55114, 651-298-5770, ted@joyofthepeople.org	Field of Joy Campinho Project	The Campinho project is the first step towards creating an outdoor play center with 1 one 7 x 7 field, or two 5 x 5 fields. Lines will be marked for both field configurations. Current plans are to put in a safe, organic infill - the first of it's kind in Minnesota. Dimensions: 120 ft x 180 ft (21,600 sq ft). Play configurations are Two 75 ft x114 ft fields; One 114 ft x 174 ft field. Other uses: all condition field for multi sport use (Ultimate frisbee, flag football, etc); and High volume surface for JOTP inflatables. Turf: Field Turf XT-50-2. Infill: Field Turf's PureFill cork infill is a natural infill that is 100% environment friendly and non-toxic. It is an organic, recyclable and sustainable product that is harvested from the cork oak.	890 Cromwell	X			Parks Chapter of Comprehensive Plan, Dist 12 Plan			X		X	
17-110	3	15	Jewish Community Center of the Greater Saint Paul Area, Michael Waldman, 1375 St. Paul Avenue, St. Paul, MN 55116, 651-255-4731, katemlucas@gmail.com	Exterior Landscaping and Beautification of the St. Paul Jewish Community Center	Beautification of the ope spaces bordering St. Paul Avenue including 30 2.5" perennial trees; 20 evergreen shrubs; 100 perennials; 1 stormwater retention and filtration system; 4' sidewalk and 8' concrete drive and concrete steps (sidewalk on North lawn from emergency exit to lot; main entry ramp; main entry plaza) which totals 4,810 square feet of concrete sidewalks and 100 square feet of entry ramp from street; 216 square feet of asphalt paving for parking lot; 6,000 square feet pervious roadway; 430' of 8' high fencing/barriers; 1 sliding gate and operator; 20 boulders for external security; 1-3 community education elements/sculpture/signage on rain water retention; 1 public art installation from a community artist; 1 flag pole with solar powered lighting system; 10 solar powered perimeter lighting elements; 3,800 square yards of sod; 20 landscaping shrubs; South lawn erosion landscaping; 4 benches; 5 bike racks. Direct project costs will include a 2.25% general contractor fee from Kraus-Anderson.	1375 St. Paul Avenue, St. Paul, MN 55116-2828	X			Land Use and Water Chapters of Comprehensive Plan, District 15 Plan Summary, Shepard Davern Area Plan	X		X	X	X	
17-109	2	17	James J. Hill Reference Library (JJHC), Tamara Prato, 80 W. 4th St., St. Paul, MN 55102, 651-265-5452	Phase 2: 2017 Perimeter Balustrade Restoration	Phase 2 covers the 4th Street balustrade. At existing sealant locations: Cut out and remove all sealant from both sides of stone and clean the surfaces prior to new sealant application. At existing mortar joint locations: Mechanically grind out mortar without touching the stone surfaces. A hand chiseling technique will be utilized to remove loose mortar from sides of stone. After proper preparation, a Type mortar will be used for tuck pointing. After mortar has properly cured, a wash will be applied to the new mortar using a detergent to remove mortar smears on the stone. The work will conclude with restoration cleaning of all stone surfaces using environmentally safe washing methods. Throughout the entire process ground protection will be used to ensure no damage to landscape as well as dust control for air quality.	80 West Fourth Street, Saint Paul, MN 55102			X	Comprehensive Plan				X	X	Saint Paul Central Library - NRHP & Local Heritage Preservation Site All work will need to comply with the design review guidelines.
17-113	2	17	Laering Center, Renee Skoglund, 7613 Blackwell Court North, Inver Grove Heights, MN 55076, 952-210-1955, rskoglund@laeringcenter.org	Laering Center - Downtown Community Center	Planned leasehold improvements will make the space more efficient and effective for upcoming free classes and activities for all ages by providing 5-6 drop down tables, utility sink, enhanced lighting in work shop/craft area, 5-6 drop down computer lab tables in common area. Repurpose one section of the center by taking down a wall (to increase room size) for a better and more efficient use of the space. Build supply closet between common area and work shop/classroom area. Create signage for the front of the building.	Cray Plaza, 195 5th Street E, Suite 160, 55101	X			Comprehensive Plan	X				X	Lowertown Heritage Preservation District - Exterior work (signage) will require HPC review and approval

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17-124	2	17	Saint Paul Parks Conservancy in partnership with City of Saint Paul Parks and Recreation, Anne Gardner, 380 Jackson Street, Suite 287, 55101, 651-266-6421, anne.gardner@ci.stpaul.mn.us	Rice Park Revitalization	Park design and Infrastructure improvements including updating irrigation and electrical systems. These updates will enable parks operations staff to improve the maintenance of the park thereby improving the aesthetics of the park. Lighting improvements will also be made to ensure that the park is a safe place in the evening when many events are taking place. The investment in the park will ensure that it continues to be a great urban space for community events and gatherings.	109 W. 4th Street, St Paul, MN 55102	X			Comprehensive Plan	X	X		X	X	Rice Park has been determined eligible for listing on the National Register of Historic Places and there is a local eligible Rice Park Historic District. Improvements to the park should be compatible to the historic character. City Action and City Funding - HP 1.6, 1.9, 1.10, 1.12
17-125	2	17	Silver City Cafe 2, Bryan Johnson, 367 Wabasha Street N., St. Paul, MN 55102, 651-261-5900, alliedservices@gmail.com	Dunn Brothers Expansion Project	Remodel soon to be vacated Northwest Opticians space using Certified Green and sustainable methods. Specific changes and additions include: DEMOLITION: Remove 125 feet of drywall, 5 doors and frames, cabinetry, and access to new plumbing and electrical. CONSTRUCTION: Construct new partition, Install 2 doorframes, construct new bar area, new kitchen, Furnish and install doors at restrooms, insulated, taped and sanded smooth. Includes, 2 new restrooms, back wall at bar and new storage area. PLUMBING: Provide gas piping to kitchen, rough in new location for kitchen needs, add 2 ADA restrooms. HVAC: All HVAC. TILE WALLS: Furnish and install all tile. FLOORING Furnish and install all flooring. CABINETS AND COUNTER: Furnish and install all bar area and cabinet and counter needs. ELECTRICAL: All electrical needs for rerouting and new. Fire Protection, painting 2 new doorframes, and specialty items for bathroom for 2 sets ADA grab bars, 2 toilet paper dispensers, 2 ADA mirrors.	367 Wabasha Street North, St. Paul, MN 55102	X			Comprehensive Plan		X			X	
17-129	2	17	Toni Albrecht, Inc., Toni Albrecht, 2944 123rd Circle NE, Blaine, MN 55449, 612-554-1220, toni.l.albrecht@gmail.com	Focus Eyewear and Eyecare	The space is currently unoccupied and needs a complete build out. This leasehold improvement will include replacement of the metal gate with glass doors, lighting and alterations for displays and signage. The interior currently only has one existing wall, which will be utilized in creating a break room. Walls will need to be constructed for one exam room, pretest room, contact lens room, personal doctor office, break room and a small storage area. The rooms will need appropriate plumbing, lighting and electrical wiring. There is an existing bathroom which will be kept "as is" to save money. The drop down ceilings will be removed in the retail portion, leaving the space more open and modern looking. A cloud, with lighting, will be suspended over the service desk. There will be built-in wall displays for products. The flooring will be part stained concrete and part carpet tiles.	Town Square, downtown Saint Paul, 444 Cedar Street Suite #215 Saint Paul, MN 55101	X			Comprehensive Plan		X			X	National Register Eligible Urban Renewal Historic District
17-122	6, 7	1, 2	North East Neighborhoods Development Corp., Chuck Repke, 1321 White Bear Ave., St. Paul, MN 55106, 651-771-6955, chuckrepke@aol.com	District 1 and 2 STAR Program	Small business loan/grant program to assist 6 to 10 businesses in the White Bear Ave. and "Sun Ray" Shopping district area. There are multiple trouble spots along White Bear Ave. where we will be able to assist businesses to improve their properties in the Hillcrest Shopping Center area as well as at significant intersections such as White Bear and East Seventh, Case, Maryland. There has been considerable concern that even a pawn shop has failed on Suburban Ave. and we believe that have monies target towards this area may stimulate a new business to come to the area.	Focus on White Bear (94 to Larp) & Suburban/Old Hudson (White Bear/Ruth)	X			Comprehensive Plan, D1 Plan, D2 Plan, White Bear Avenue Small Area Plan		X		X		
17-108	4	10 12	International Institute of Minnesota, Jane Graupman, 1694 Como Avenue, St. Paul, MN 55108, 651-647-0191 ext. 312, ksevig@cwh-s.com	The Second Century Campaign	Building Capacity to Serve New Americans: The Institute's \$6.5 million Second Century Campaign will result in an additional 20,000 square feet (comprised mostly of new training classrooms) to better serve New Americans, and to serve 450 additional immigrants and refugees in the New American Workforce training program. The Institute will also redesign its current facility to optimize the space. Building Expansion Features: 1 new, safe and welcoming entrance; 6 new classrooms, including employment training classrooms and 2 additional career pathway sectors; 1 hotel room lab for simulated hospitality training; 4 confidential meeting rooms, including space for a mental health professional and physician; 6 staff office spaces for enhanced privacy and new services; Co-located workforce training programs and staff; and Reconfigured refugee resettlement staff offices.	1694 Como Avenue, St. Paul, MN 55108	X			Comprehensive Plan		X				Historic Resource RA-SPC-0721

(31) Funding Proposals Received							Comprehensive Plan Compliance				Planning Themes Addressed					Historic Preservation Comments and General Comments	
#	W	D	Organization	Title	Description	Location	Compliant	Neutral	Conflicts	Plans Consulted	8-80 Vitality	Jobs & Economic Development	Environmental Sustainability	Arts & Beautification	Strengthening Neighborhoods		
17-102	ALL	ALL	African Economic Development Solutions, Gene Gelgelu, 1821 University Ave. W. S-145, St. Paul, MN 55104, 651-815-9367, gggelgelu@aeds.mn.org	African Economic Development Solutions Loan Fund/Program	Expansion of a revolving loan program distributing funds to African immigrant entrepreneurs throughout St. Paul and be dedicated to business improvements for both for interior and exterior purposes. Exterior Uses: Exterior painting/lighting, Professional cleaning, Restoration of exterior finishes and materials, Masonry repairs, Repair or replacement of windows and doors (architecturally appropriate), Window and Cornice flashing and repair, Canopy or awning installation or repair, Murals, Installation or repair of exterior signage, Removal of barriers to access the building from outside for people with disabilities, Contracted labor related to any of the above improvements, More than one project is allowable with a maximum grant amount per business, Wall, window, and hanging signs advertising the business name and identity, Interior Uses: Internal Improvements, Interior work, New construction/renovations, Interior window displays, Security system, Trash and mechanical enclosures, Fences, Landscaping, Parking/bicycle area.	City of St. Paul	X			Comprehensive Plan		X				X	

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

**Rating of 2017 Neighborhood STAR Applications
for Consistency with the City of Saint Paul Comprehensive Plan**

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

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

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

WHEREAS, on May 16, 2017, the Comprehensive Planning Committee discussed and approved Comprehensive Plan ratings and comments on the Neighborhood STAR applications and forwarded these to the Planning Commission; and

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

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

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

moved by _____

seconded by _____

in favor _____

against _____