



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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DATE: April 26, 2016
TO: Planning Commission
FROM: Comprehensive Planning Committee
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, 39 proposals requesting over \$5.8 million in assistance will be vying for approximately \$1.7 million from the Neighborhood STAR Program. Over \$22 million in potential private matching dollars have been identified. The average dollar request is \$150,964. Additionally,

*18 applicants have requested grant-only funds;
29 proposals provide opportunities for commercial renewal;
5 requests are for public enhancements;
3 proposals support improvements to housing or mixed use development; and
2 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 to provide 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 alphabetically. 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:

39 Total Neighborhood STAR Applications

39 applications comply with the Comprehensive Plan

No applications found to be in conflict with the Comprehensive Plan (see notes on spreadsheet)

8 projects meet 8-80 Vitality goals

18 projects meet Jobs and Economic Development goals

24 projects meet Environmental Sustainability goals

9 projects meet Arts and Beautification goals

13 projects meet Strengthening Neighborhoods goals

Committee Recommendation

The Comprehensive Planning Committee recommends the attached spreadsheet of Comprehensive Plan conformance ratings to the Planning Commission for a resolution to the STAR board.

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

**Rating of 2016 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, the Comprehensive Planning Committee, on April 26, 2016, 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 _____

2016 (22nd Cycle) Neighborhood STAR Loan and Grant Program April 26,2016

(39) Funding Proposals Received							Comprehensive Plan Compliance				Planning Themes Addressed					
#	W	D	Organization	Title	Description	Location	Compliant	Neutral	Conflicts	Plans Consulted	8-80 Vitality	Jobs & Economic Development	Environmental Sustainability	Arts & Beautification	Strengthening Neighborhoods	Historic Preservation Comments and General Comments
16-101	1	8	169 Victoria LLC, Molly Fenlon, 651-324-9535, mfenlon@unionparkmgmt.com	169 Victoria	Tuck pointing to include a portion of the east facing wall and the south facing wall; Parking lot improvements to include resurfacing existing parking area; Security lighting added along all four sides of the building; Building identification signage; Permeable pavers; and new storefront glass	169 Victoria Street N., St. Paul, MN 55104	x (see HP comment)			Summit-University Small Area Plan, Land Use Chapter, Historic Preservation Chapter			x	x		Not designated on the National Register of Historic Places (NRHP) or a Saint Paul Heritage Preservation Site (SPHPS). Has not been recently evaluated for historic significance and may be a historic resource under St. Paul's Commercial Corridor Context Study. If funded, staff recommends a condition that HP staff review any exterior work, including repointing, security lighting and storefront glass pursuant to applicable preservation standards.
16-102	6	5	Boisclair Corporation, Lori Boisclair, 952-905-2448, lboisclair@boisclaircorporation.com	Phalen Village	The project will consist of 102 new construction apartments in two buildings. The North building (north of the Woonerf / Rose) will have 50 units. 15-one bedroom, 20-two bedroom and 15-three bedroom units. The South building (south of the Woonerf / Rose) will have 52 units. 15-one bedroom units, 21-two bedroom units and 16-3 bedroom units. The project will also consist of 27,626 sq. ft. of commercial/retail space. 17,409 sq. ft. will be in the first level of the south building with the apartments above. 7,616 sq. ft. is adjacent to the 17,409 sq. ft. commercial space and the apartments amenity space. The remaining 2,601 sq. ft. is an outlot on the south building site.	1365 to 1371 Phalen Boulevard and 1150 to 1186 Prosperity Avenue	x			Phalen Village Small Area Plan, Land Use Chapter				x		Two vacant lots
16-103	1	7	Boys & Girls Clubs of the Twin Cities, Lori Peterson, 651-726-2582, Lpeterson@bgc-tc.org	Mt. Airy HVAC and Energy Improvement Project	Acquire and install direct expansion (DX) cooling in 4 existing air handlers: 2-12.5 ton and 2 15 ton units; Replace existing self-contained unit with new 7.5 ton air handler with DX cooling; New motors in 4 existing air handlers; Install new 15 ton top unit heat and cooling for gym; 10 ton roof unit heat and cooling for office/conference and administration areas; Roofing; Refrigeration piping/condensate piping; Hoisting; permits; warranty; electrical wiring and ref. piping; gas demo and electrical included.	690 Jackson Street, St. Paul, MN 55130	x			Land Use Chapter			x			Building has not been evaluated and two of the portions were constructed in 1957 and 1963). If this was considered a potential historic resource, the proposed improvements would likely not impact the exterior features.
16-104	1	6	Bridge Investments, LLC, Mark Roering. 612-384-5757, mroering@hotmail.com	842 Rice Street	Renovating over all building. 12 units on the 2nd and 3rd floors, 3 units on 1st floor with possible retail/commercial.	842 Rice St. 55117	x (see HP comment)			North End District 6 Plan, Historic Preservation Chapter			x			The building is historically and architecturally significant but not a SPHPS or NHRP. It is eligible as a SPHPS but not yet evaluated for NRHP. If funded, staff recommends a condition that HP staff shall review all exterior work and apply applicable preservation standards. Staff would also recommend a condition that local designation be sought after rehabilitation.

16-105	4	11	Burning Brothers Brewing, LLC., Rebecca Foss, 651-444-8882, rebecca@burnbrosbrew.com	Burning Brothers Brewing Patio	An exterior improvement to include 1 12' x 24' patio, 1 "L" shaped retaining wall with a built in fireplace, 1 12' x 24' pergola, 1 8' x 10' glass roll-up garage door, 48' of fencing, and 1 12' x 6' rain garden. The resulting space will accommodate 20 to 24 people. It will have an easy to maintain but attractive exposed aggregate surface, a retaining wall with native plantings, and a wood burning fireplace. The pergola over the top will be growing hop vines, and the fence will ensure a clear boundary between the seating/service area and public space. The 8' x 10' roll-up glass garage door will provide access from the taproom to the patio, as well as opening the taproom up to the outdoors. The 12' x 6' rain garden on the North side of the patio will have native plantings, and will be a cachement for rainwater from the North end of the building.	1750 Thomas Ave., St. Paul, MN 55104	x										Building has not been evaluated for historic significance and was constructed in 1948. The proposed work, however, will likely not result in the loss of historic building fabric given the proposal is for site work.	
16-106	2	17	Clutch Brewing Company, Jordan Standish, 763-744-8736, jordan@clutchbeer.com	Clutch Brewing Company	Clutch Brewing plans on using these funds to build out the ground floor, street front of the Historic Jax building in Lowertown, Saint Paul. It will include restoration of the front facade, with possible window and door packs, and uncovering/restoring existing covered "upper" storefront windows. General restoration of brickwork will be involved. Inside the building, there will be general restoration of the existing structure, including revealing brick wall on west side, restoring and finishing concrete floors, and restoration of columns and ceiling. There will be construction of interior walls for storage rooms, offices, and public bathrooms. There will also be a divider wall constructed between the taproom and brewhouse sections of the space, with picture windows throughout, and the addition of a staircase to the basement for a music venue, along with a small stage. We also will be installing drainage in the production (brewery) side of the space	253 4th St E, St. Paul, MN, 55101	x (see HP comment)											The JAX Building is designated as a SPHPS and listed on the NRHP as part of the Lowertown Historic District. If funded, staff recommends a condition that HPC shall review all exterior work pursuant to applicable preservation standards in order to be compliant with the Comp Plan.
16-107	6	5	Cookie Cart, Matt Hailey, 612-521-0855, grants@cookiecart.org	Cookie Cart Urban Bakery	Major construction and rehabilitation expenses for our project include adding 1 elevator for accessibility and access to storage; a new, efficient HVAC system; abatement of hazardous materials; lighting; preparation of the basement for food storage and finishing; and facade improvements, including windows, paint, and signage. The cafe will seat 12 people with a sales counter and display area. The classroom will include seating for 15 people, and we will create 3 offices for permanent Cookie Cart staff.	946 Payne Avenue, St. Paul MN 55130	x (see HP comment)											This building is located within the Payne Avenue Historic District which was determined eligible for listing on the NRHP. If funded, staff recommends a condition that HP staff review all exterior work pursuant to applicable preservation standards.

16-116	7	5	Karibu Grocery and Deli, Abdiwali Ali, 651-528-4171, Ali_abdiwali@yahoo.com	719 Payne Avenue Revitalization- Karibu Grocery & Deli	Karibu Grocery & Deli will be a 2,200 sq. ft. new development of (\$601,500) and start-up (\$86,000 for working capital and inventory) costs of \$687,500. The space will be split about evenly between the grocery and kitchen/dining areas. The deli will have seating for 10-15 customers. There will be a new parking lot with about 9 spaces. Hours of operation will be Sunday 11 am - 7 pm, Monday to Thursday 9 am - 9 pm and Friday and Saturday 9 am - 11 pm. Initially there will be an estimated 900 deli customers per week and about 100 different types of grocery items purchased per day. The business will employ 8, including the Manager. About 10 construction jobs are expected to be involved with development. The property currently generates about \$7,600 in property taxes, which should more than double. We want to begin construction September 1, 2016, and estimate 3 months for completion.	719 Payne Avenue, St Paul, MN 55130	x			Land Use Chapter	x			x	No known historic resources will be impacted.
16-117	1	7	Lifetrack, Angela Garrett, 651-265-2343, emilyj@lifetrack-mn.org	Lifetrack Campaign for Hope	Equipment & Facility Improvements include exterior paint and stucco on the east and west side of the building. Replacement of the East-facing mural in partnership with community art's organizations; Parking lot replacement on east side of the building; Exterior landscaping on University Avenue; Preschool Playground replacement to include fencing, new surfacing and equipment.	709 University Avenue, Saint Paul, MN 55104	x (see HP comment)	X (see HP comment)	Land Use Chapter, Historic Preservation Chapter	x		x	x		This is the Miller Motors Building that was identified as having historic significance in the 1983 Historic Sites Survey. If the east and west sides are brick and this proposal is to stucco these sides, this proposal will not be compliant with the Comp Plan. If funded staff recommends that HP staff review all exterior work pursuant to preservation standards. Stucco on masonry may also cause structural and breathability issues for the historic masonry. Murals must abide by the Sign Code.
16-118	2	17	Looney Bin Brewing, Walter Wettschreck, 651-261-9693, rosie@decklangroup.com	Looney Bin Brewing	Purchase a Westfalia HB05 Brewing System with hydro-stop discharge system, process valves and electrical control panels; a major piece of equipment vital to our operations. This is designed for the clarification of beer from the fermentation vessel, beer recovery from tank bottoms, beer clarification prior to filtration and beer polishing. All system components are pre-piped, wired and ready for operation. With this new system, we are able to turn out a product of the highest quality at a faster turnaround time; allowing us to be more efficient in the brewing process while decreasing the amount of waste produced. We will be only the 2nd brewery in St. Paul to have this equipment. Cost is \$135,000. We anticipate this piece of equipment to last far longer than the expected 15-years through executing a consistent maintenance plan. There are no installation costs.	411 Cedar Street, St. Paul, MN, 55101	x		Land Use Chapter Downtown Station Area Plan, Historic Preservation Chapter			x	x		The Dayton's Building is eligible for listing on the NRHP as part of the Urban Renewal Historic District. Identified during the Central Corridor cultural resources survey. If funded, this proposal would not alter the exterior but supports adaptive reuse. The Comp Plan addresses realizing the full economic development potential of historic resources.

16-119	7	4	Metropolitan State University Foundation, Maureen Acosta, 651-793-1830, maureen.acosta@metrostate.edu	The GROW-IT Center	The GROW-IT Center facility will be gutted, thoroughly cleaned to remediate mold, and totally renovated. The plumbing, lighting and heating systems will be upgraded. All the grow lights, water heater and doors/hardware will be replaced. An automated HVAC system for year-round operations and lab facilities will be installed. The Center will be enhanced with adaptable materials and infrastructure (including a second ADA-accessible restroom) to enable diverse uses by a broad range of university and community members. The campus network cabling will be extended to the Center and the campus security system and hardware will be installed. The water meter will be reinstalled. Unit heaters will be inspected, repaired and/or replaced. New sun screen fabric will be installed in all the bays. New downspouts and cleaned drip gutters.	445 Maria Ave., St. Paul, MN 55106	x			East Side Roadmap Land Use Chapter Dayton's Bluff Community Plan	x			This was not an active address to be able to research for any historic potential.
16-120	4	7	MINNESOTA CAMEROON COMMUNITY - MINCAM, Steve Ndely, 612-387-7817, ndely.molasteve@gmail.com	MINCAM Community Center Renovation and Upgrade	1) Elevators repair / upgrade. This to include replacing the rusted hydraulic oil reservoir tank with a new one and also replacing the pump. 2) Light Fixtures Retrofit (Phase I): This includes retrofit in the assembly, stairwells, and night / security lights. Replace existing incandescent lamps through out the building. 3) Repair bathrooms to include 10 faucets and 10 flushing mechanism in toilets & sinks. 4) Sprinkler System repair includes replacing 4 sprinkler heads with associated piping.	1020 BANDANA BLVD. W. St. Paul	x (see HP comment)			Land Use Chapter, Historic Preservation Chapter	x			This is located within a NRHP district and locally designated as a SPHPS. If funded, staff recommends a condition that HPC shall review all exterior work pursuant to applicable preservation standards in order to be compliant with the Comp Plan.
16-121	6	5	Minnesota Humanities Center, Margret Swanson, 651-774-0105, 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	x (see HP comment)			Historic Preservation Chapter	x			The building is locally designated as a SPHPS. If funded, staff recommends a condition that HPC shall review all exterior work pursuant to applicable preservation standards in order to be compliant with the Comp Plan.
16-122	6	2	Montessori Training Center of Minnesota, Molly O'Shaughnessy, 651-298-1120, development@mtcm.org	Montessori Center of Minnesota	Building Expansion: A 1500 sq. ft. addition to be located on the north side of our building will provide space for programming and will accommodate much needed staff growth; Safety Improvements: MCM will add at least 13 more parking spaces to our campus parking, alleviating congestion and providing greater access to our programming. Driveway improvements will provide a safer drop-off/pick-up system for the many children who arrive and depart daily by private vehicle and public school bus, as well as on foot from the neighborhood. Additional lighting and security infrastructure for the building and parking areas will also be added.	1611 Ames Avenue, Saint Paul, MN 55106	x			Land Use Chapter	x			No known historic resources will be impacted.
16-123	5	6	MORE, Cathy Rucci, 651-204-0497, crucci@more-empowerment.org	MORE	Install ADA Ramp to the Front Door; Install sidewalk along the west side of Jackson Street from southwest corner of Jackson Street and Wheelock Parkway (exact location is dependent upon the final Grand Round plans) south to small driveway at the southern most location of the property.	96 Wheelock Parkway East, Saint Paul, MN 55117	x			Land Use Chapter Transportation Chapter North End South Como District 6 Plan	x			Wheelock Parkway is considered a potential historic resource as an historic landscape. Staff is not clear whether this proposal will impact historic Wheelock Pkwy. integrity but likely will not.

16-124	2	3	Neighborhood Development Alliance, Karen Reid, 651-292-0131, kreid@nedahome.org	72 Cesar Chavez	The project will allow for the build out of the commercial space. Because it is attached to the housing component the shell will be completed during initial construction, set to start in summer of 2016. NeDA is seeking STAR funds to provide for 2 handicapped accessible bathrooms, an HVAC system, space divider, 4 exterior doors for required egress, flooring, drywall, and built in cabinets and commercial stainless steel sinks and counters. interior lighting.	72 Cesar Chavez, St. Paul, MN 55107	X			District del Sol Plan	X		X		No known historic resources will be impacted.
16-125	7	4	Neighborhood Development Center, Ben Johnson, 651-291-2480, bjohnson@ndc-mn.org	Dayton's Bluff Business Incubator	The \$2M project is a total renovation of a 12,718 s.f. building including new roofing system, HVAC, plumbing, electrical, interior walls, and exterior tuck-pointing and finishes. This full renovation constructs 7 new 800-1200 sq. ft. retail or professional offices for a combination of start-up and existing businesses. The building will be completely renovated and made American Disability Act compliant. Our goal is to also bring it up to SB2030 sustainability standards (although we know this isn't required) so the facility can serve as a sustainability model for other small business owners.	809 Seventh Street East, Saint Paul, MN 55106	X			East Side Roadmap Land Use Chapter	X	X	X		This building was constructed in 1917 and has not been evaluated for historic significance in order to determine impacts the proposal will have on any historic resources.
16-126	All	All	Neighborhood Energy Connection, Linda Taylor, 651-221-4462 , lindat@thenec.org	Energy Smart Homes	Approximately 35 Saint Paul homeowners will invest in major energy efficiency improvements vetted by an energy auditor, such as air sealing, attic and wall insulation, and new, efficient furnaces, boilers, and water heaters. Loans have averaged \$4,260 thus far, but with matching funds, total home improvements are over \$9,000 per home. For borrowers earning above 80% area median income, 50% will be in the form of the loan, and 50% will be leveraged homeowner cash. The ultimate number of affected homes depends upon the scope of the borrowers projects and the amount of funds required.	1754 University Ave W., Saint Paul, MN 55104	X			Housing Chapter			X		No addresses have been provided yet in order to determine if work will have any negative impacts to historic resources.
16-127	1 & 5	6	North East Neighborhoods Development Corp, Chuck Repke, 651-771-6955, chuckrepke@aol.com	North End Business Development	Approximately 7-10 properties will be improved. It is anticipated the completion of rehabilitation projects will involve signage, lighting, landscaping, windows, fixed interior improvements etc. The Rice Street Guidelines will be utilized. With our first STAR program we have either given loan/grants or have loan/grant commitments to eight different businesses, three for parking lot improvements, one for new lighting, two for masonry or other building improvements and two for new windows and additional interior improvements.	Projects would be located in the District 6 Community Council area as mapped by the City of Saint Paul	X			North End District 6 Plan		X	X		No addresses have been provided yet in order to determine if work will have any negative impacts to historic resources.
16-128	2	9	North Garden Theater, LLC, Ryan North, 612-272-5680, info@northgardentheater.com	North Garden Theater Facade Restoration	Facade/Exterior improvement to include 1 glass vestibule with double door, 2 windows, 1 (LED) lighted marquee, 1 vertical (LED) lighted blade sign, 1 tree/shrub removal w/sidewalk restore, electrical hookup, structural engineering, demo, permits and fees.	929 7th Street West	X			Historic Preservation Chapter, District 9 Plan			X		The old Garden Theater has lost too much integrity to be considered for designation as a SPHPS or listed on the NRHP, however, the proposal will bring back community character which is encouraged in the Comp Plan

16-129	1	8	Rondo Community Land Trust, Greg Finzell, 651-221-9884, housing@broen.net	Commercial Land Trust Enhancement	Enhancements to the appearance of the building exterior: Intensive landscape beds in front of the proposed Live/Work units in other locations around the buildings; Larger (3" caliper) trees in the landscape beds and other strategic locations around the site. This does not include the trees and tree trench which are part of the storm water management system. The tree trench will be paid for using Livable Community Demonstration Account funding. Upgrade trash enclosures to brick rather than cinder block; Decorative and functional LED lighting at the second floor line around the perimeter of both buildings; Enhancement of the Senior Housing amenities: Commercial warming kitchen (not a full commercial kitchen) in the housing community room at the Victoria site. This upgraded kitchen will allow for periodic or even daily communal meals brought in by an outside vendor such as Meals on Wheels.	838 & 940 Selby Ave, St. Paul, MN 55104	x			Land Use Chapter, Housing Chapter	x			x	x	Vacant lots (wrecked in 2011)
16-130	2	17	St. Paul Parks Conservancy in partnership with St. Paul Parks & Recreation, Anne Gardner, 651-300-6598, anne.gardner@ci.stpaul.mn.us	Rice Park Revitalization	Infrastructure improvements are needed in the park 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 (see HP comment)			Parks and Recreation Chapter Downtown Saint Paul Development Strategy Saint Paul on the Mississippi Development Framework, Historic Preservation Chapter	x			x	x	Rice Park is part of the Rice Park Historic District that is eligible for designation as a SPHPS but not yet designated. It has not been evaluated for eligibility on the NRHP. If funded, staff recommends a condition that HP staff review any work pursuant to applicable preservation standards.
16-131	1	13	Saint Paul Public Schools - Central High School on behalf of Transforming Central, Kris Hageman, 651-208-5178, krhageman@msn.com	Transforming Central	The project plans call for important site improvements and added features to address water run off/storm water management problems as well as safety, functionality and aesthetics. Elements within the plan include: A stormwater infiltration and management system to divert pollutants from the storm drain; A paved, plowable walk way from Lexington Pkwy to the front plaza replacing the worn, dirt path; An outdoor classroom; Improved and additional lighting on the plaza and walkways from street and parking lot; Landscape restoration to include grading and erosion control, native plantings and new trees; New directional and interpretive signs; Appropriate benches, seating areas and bike racks; SPPS has released and received contractor RFP and project bids. Site work is scheduled to begin June 13, 2016 with the goal of completing a majority of planned elements by the end of August in preparations for the 150th Anniversary celebrations in September.	275 Lexington Parkway N. Saint Paul, MN 55104	x			Land Use Chapter Transportation Chapter LexHam Small Area Plan and Tomorrow Plan	x	x		x	x	No known historic resources will be impacted as the proposal will include site improvements.
16-132	1	7	Silhouette Bakery & Bistro and Anh's Hairstylists, Ericka Trinh, 612-245-1696, erickatrinh@gmail.com	Parking lot revitalization and security	Repave and stripe all lots, 397, 393 and 383 University Ave. Hang security cameras one camera facing east from 397, and one camera facing west 383 University alleys.	383, 393, 397 University Ave W	x			Land Use Chapter		x				No known historic resources will be impacted as the proposal will include site improvements.

16-133	7	4	Sky Blue Waters, LLC, Elyse Jensen, 218-590-8513, elyse@skybluewatercapital.com	Hamm's Building 3 Pre Development Assistance	We are in the preliminary phases of this project and have secured the License Agreement for Building 3. As these are unique properties that has been vacant for nearly 20 years. we are seeking funds during the pre-development / due diligence phase to cover some of the design, legal, and environmental testing expenses associated with the vacant properties we intend to purchase. There are also no city utilities currently connected to the site, in addition to needing to be brought up to code. The program money would therefore be used for renovation utilities and code work.	678 Minnehaha Ave, Saint Paul, MN 55130	x (see HP comment)			East Side Roadmap Land Use Chapter Dayton's Bluff Community Plan, Historic Preservation Chapter	x	x		The building was determined eligible for the NRHP as part of the Hamm Brewery Historic District but has not been reevaluated recently. If funded, staff recommends the applicant consult with HP staff in the preparation of rehabilitation plans for any exterior portions.
16-134	1	8	St. Paul Old Home Retail, Jamie Thelen, 320-202-3100, JJThelen@SandCompanies.com	Western U Plaza Mixed Use Building	The project has a mission to foster positive relationships within and between local neighborhoods and to support its members by positively affecting the quality of life in the community. The vision is to improve the social and economic well-being of the neighborhood community. The Summit-University and Frogtown communities have a distinct dual history and accordingly, unique dynamics. On one hand, the area has served as a consistent entry point for immigrant communities while on the other, it is the longstanding home of Saint Paul's African-American community. The project is targeting small business entrepreneurs that will get TA and access to capital from our partner Neighborhood Development Center (NDC) along with training for low-income entrepreneurs. The project features opportunities for local small businesses many who hail from immigrant and other underserved populations. The proposed building is 100% pre-leased by qualifying local entrepreneurs tied to the community.	360 University Avenue West, Saint Paul, Minnesota 55103	x		Land use chapter	x		x	This is for new construction that will not be attached to the NRHP Minnesota Milk Company Building. The proposal will not have any impacts to the nearby historic building.	
16-135	2	9	Stone Saloon, SBC, Thomas Schroeder, 612-385-8838, tom.schroeder@faegrebd.com	Stone Saloon	We seek assistance to address three cost areas attributable to the historic nature of the building and its location on the bedrock: (1) Structural steel supports (\$45,000). This enables (a) the stacking of brew tanks on the second floor of the brew barn, and (b) the reconstruction of the historic 2nd-story chimney in the rear addition without impinging on the 1st floor service space below--both satisfying the historic guidelines' strict height and space limitations; (2) Sanitary sewer and water (\$77,000). The higher cost of this work (normally \$20,000 or less) is due to the need to trench through the solid bedrock lying just inches below the surface; and (3) Sprinkler/fire protection system (\$72,000). The Stone Saloon's small seating capacity (50 total) would not normally require a sprinkler system, but the lack of second-story egress requires us to install a full sprinkler system in both the historic structure as well as the brew barn.	445 Smith Avenue, Saint Paul, MN 55102	x (see HP comment)		Historic Preservation Chapter	x	x		Designated as a SPHPS with four other limestone houses, the property is not eligible for listing on the NRHP. Request for building a chimney is not due to "strict height and space limitations" given historic nature. Applicant proposed to HPC to build a chimney as part of a newly constructed addition (not a reconstruction). Not guideline requirement. If funded, staff recommends a condition that any exterior work (not previously reviewed) be reviewed by the HPC pursuant to applicable preservation standards.	

16-136	1	7 8	Thomas-Dale District 7 Planning Council DBA Frogtown Neighborhood Association, Julie Censullo, 651-276-3092, juliecensullo@gmail.com	Victoria Theater Arts Center Reroof	Roofing: Replace roof decking--assume 30% replacement, 1400 sf; Provide 6" min. tapered insulation for thermal performance; Provide tapered insulation to roof drains (2), infill structural valleys--280 sf, Install white membrane roofing--4600 sf, Stormwater management: Excavate for 4' x 10' x 4' stormwater retention tank in light well, Install tank, Install weed prevention fabric with gravel cover-194 sf.	825 University Ave. W., St. Paul, MN 55104	x (see HP comment)							x			X	The Victoria Theater is designated as a SPHPS and all exterior work requires review by the HPC. If funded, staff recommends a condition that all exterior be reviewed by the HPC pursuant to applicable preservation standards.
16-137	4	13	Union Park Management, Joe Hughes, 651-224-9535, jhughes@unionparkmgmt.com	1585 Marshall	Our project will be a complete renovation of what is currently known as the Garden of Eva Flower Shop building located at 1585 Marshall Avenue. The project will include a new parking lot, security LED lighting, new site signage, landscaping and repaired retaining wall, a re-built roof line along the south side of the building, complete re-skinning of the property with stucco and brick materials, new storefront glass that will run the length of the south wall and wrap the corners on the east and west ends of the property along with a handicap accessible entrance.	1585 Marshall Avenue, St. Paul, MN 55104	x											No known historic resources impacted.
16-138	4	12	Urban Growler Brewing Company, Deb Loch, 651-340-5793, deb_55105@yahoo.com	Urban Growler Expansion	4 - Fermentors 40 bbl, 2 - Brite Tanks 40 bbl, 1 - Yeast Brink 3.5 bbl, 1 - Canning Line, 1 - Pilot Brewing System - Low rider brew sculpture, 2 - CIP Tanks, 2 - Walk-in Coolers, 1 - Chiller, 1 - Stacker, Cooperage - 500 half barrels 500 sixth barrels	2325 Endicott St, Suite 11 St. Paul, MN 55114	x											The City does not have an Industrial Context Study (recommended in the Comp Plan) in order to access significance of the building. Proposal, however, will not likely result in impacts to any historic fabric. Building constructed in 1904.
16-139	2	9	WHB Inc., Bill Burg, 651-456-9393, billburg@edinarealty.com	JW Hulme Co. Employee Parking	Creation of a commercial parking lot for the JW Hulme Co. on a lot (Lot 20 Blk 2) currently zoned duplex. The lot is 40' x 80' and would create 12 parking spaces at a cost of \$8000 per space.	270 Colborne Street, St. Paul, MN 55102	x											Vacant lot (house wrecked 2005)