

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes November 30, 2018

A meeting of the Planning Commission of the City of Saint Paul was held Friday, November 30, 2018, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, Lee, Mouacheupao, Reveal; and Messrs. Edgerton, Fredson, Lindeke, Oliver, Perryman, Rangel Morales, Reich, Risberg, and Vang.

Commissioners Absent: Mmes. Anderson, *Underwood, and Messrs. *Baker, *Taqee, and *Ochs.
*Excused

Also Present: Dr. Bruce Corrie, Director of the Department of Planning and Economic Development, Luis Pereira Planning Director; Ya Ya Diatta, Department of Safety and Inspections, Josh Williams, Bill Dermody, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes September 21st and November 16, 2018.

MOTION: *Commissioner Perryman moved approval of the minutes of September 21, 2018. Commissioner Vang seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner DeJoy moved approval of the minutes of November 16, 2018. Commissioner Rangel Morales seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Reveal had no announcements.

III. Planning Director's Announcements

Luis Pereira, Planning Director, announced that on December 6, 2018 the Nominating Committee will be meeting to discuss the Planning Commission vacancies. On December 5, 2018, City Council will hold a public hearing for the CP Rail Spur study, which is a preliminary design study was approved by the Planning Commission in July as a foundational document to inform engineering options. Also, one of our interns for the Planning team Vergi Agustini has finished up her time yesterday. She has been an intern for 10 months working with Bob Spaulding doing GIS and research work. Some of the projects she worked on related to the West Marshall Avenue Zoning Study, 2020 Census prep as well as various Comprehensive Plan maps. Vergi will be

finishing up going back to Macalester College.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tia Anderson, 651/266-9086*)

One item to come before the Site Plan Review Committee on Tuesday, December 4, 2018:

- Baldinger Bakery – New drive aisle at 940 Atlantic. Stephen Mastey, Landscape architect, Inc. SPR #18-124649

NO BUSINESS

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on Thursday, December 6, 2018.

V. Approach to Cultural Destination Areas – Informational presentation by Dr. Bruce Corrie, Planning and Economic Development

Dr. Bruce Corrie, Director of the Department of Planning and Economic Development, formally introduced the new Planning Director, Luis Pereira, who was selected through a process that involved the Planning Team, and a lot of input from stakeholders. In choosing him as Planning Director is kind of connected with the presentation he will make, that the average citizen is unaware of the importance of what you are doing here this group. The concepts like zoning, site plans, and consolidated planning these are all abstract words that do not mean much to them, so people are not engaged with the process. But we saw in Frogtown when people put planning into a comic book format and these words suddenly became meaningful and realistic to them. Or when they realize that why are homes not built with more than one or two bedrooms. And how can certain cultural needs be met in the way we build our housing or how we look at things. When people start getting involved in it they realize that this is important to our lives. And that kind of connect is not fully realized from his engagement both in the Union Park District Council as a member there and as they try to get more and more people involved. Mr. Pereira brings a perspective of a planner by training but aware of other disciplines like business development and housing, also connected to communities in hopes with him leading the Planning Department we would open new windows to the community so that we can have better citizen engagement. He is very excited about him being a part of the team.

Dr. Corrie continues with the cultural destination areas, saying that he is always intrigued by Uber and the model of Uber. What Uber did was to take an individual like him and his own assets and make him an entrepreneur. And suddenly, he is delivering a service more efficiently, he remembers the old days when he needed a taxi and it would take half an hour to get one, but now he gets it in two minutes. So, what if we were to go into our neighborhoods and with the assets that the neighborhood has ignite neighborhood development. And that is the vision behind Mayor Carter, when he took office, he grew up in the Rondo neighborhood which historically has implications because a freeway was built to a community that divided it and people could do those things because there was absence of power in those communities. Now from that sense of powerlessness is someone sitting at the seat of power in the city, and the first thing that he says is if you look at those neighborhoods out there, they are full of assets, all kinds of assets. Multi-lingual people. The Mayor looks at the assets that the communities offer and says can we try

something different? Referring to a map shown on the overhead projector, a map of Saint Paul's Cultural Destinations saying that the areas seen on the map tend to be areas of concentrated poverty, but the Mayor might look at it and say that they are areas of concentrated assets, how well can we tap those assets.

The idea that we are proposing, what if we create these physical nodes where we infuse with culture not only physically, but also through the arts, music, through food and make them destination places. This destination place will draw visitors in and as these visitors come they will grow, stay longer, cultural heritage tourism what we know about people who visit those places spend more money. And this process becomes an economic development strategy because businesses benefit, people get jobs there's vitality that grows and all we are doing is harnessing their talents and assets of people in the neighborhood.

Given this concept we have three areas that have been evolving over the years, one is in the historic Rondo neighborhood and this commission passed the context study which is gateway landmark study on the historic assets of the African American community. There is Little Mekong on University Avenue around the Asian theme, there's Little Africa by the Snelling University intersection. These concepts have been developed over time and what we want to do is to invest in them further so that they can be more physically visible and begin to create a series of place making events for example: We can have a calendar of events that could go on throughout the year and could be integrated with Visit Saint Paul promoting the city that you can find the diversity of art and entertainment on a weekend in all these different areas. As these concepts emerge and become alive you'll find emerging Saint Paul as a global city.

And that is what we are a global city, that's the vision we want to move, that's the vision we are becoming. Today we have Allianz Stadium coming in going live next year bringing in global visitors to Saint Paul, what do we offer that global visitor. And how can we attract them to stay longer and enjoy longer? Today is the hour, now is the moment the investments can happen we can still be offering something that will really make Saint Paul a global city, welcoming city, a city open to all at the same time stirring economic development. And that in essence is the concept of the cultural destination areas, we would start with the ones more established and begin to move into new areas because you can see on the map that some of the areas identified are the three mentioned along with District del Sol on the West Side and on the East Side by CLUES that area is becoming a destination area about 40 thousand people come there every year because of the nature of the embassy and CLUES and now with the investment in CLUES it will be more of a destination point and further up on Payne Avenue there is a lot happen there. The North End is rich in cultural assets and coming from the airport on West 7th and Davern is a vibrant community which has potential. That is the core ideal of what we want to do.

Chair Reveal asked if the new draft plan is supportive of these concepts efficiently or whether we need to do more to be supportive?

Dr. Corrie said one of the things he did was look at the Comprehensive Plan and see how it is connected to the communities. And with the Planning team we've added and integrated cultural destination areas in different levels. And he is relying on the expertise of the Planning Director Luis Pereira to nail it down. As we go into the field it involves multiple departments and it is worth our while to dig in a little more and get it right.

Commissioner Mouacheupao is excited to hear that the city is thinking about cultural destinations

and the potential investment in them. She feels that we could have more explicit language in the Comprehensive Plan. She wants to hear more about what investment actually looks like because financial investments were just one of a three prong trait, and when it was done along the Green Line it was financial investments in the individual districts that could do the work in the districts. And there was a strategy around how do you build these things across the entire Green Line so that it is not just in these nodes. But that there is more strategic thinking across the entire city.

Also, what else is there that we can do to really support the work to benefit the entire city. There was a deliberate investment in artist and the cultural bearers in those communities and there was a value and understanding that could not be done without some investment in the arts. Are these things that you are thinking about or if there is more you'd like to add. And what is investment really?

Dr. Corrie said that it's not just physical capital, physical investments are like a beautiful flower that attracts the bees, so we have to make it attractive and inviting for someone to come in and experience that. But we also have to invest in social capital and that is the communities around it a space where those communities can come in. But also new visitors can come in and feel safe, feel welcome, feel friendly and enjoy so we need to invest and that is high on the Mayor's priorities. His emphases on community engagement is he's always asking the question how are we getting involved in it. Then there is the issue of the financial capital and wealth building. One of the things we are going to try to do is as they invest in these districts, what about the people around them. What about the people who are renting homes or homeowners how do we build wealth. And how we could use the attention to this area to widen it to benefit people who might be around them, and we will be working on wealth building activities with partners. About the artist and investment in the artist and small entrepreneurs, one concept without the art and the artist communities and investments it is not going to happen because they are going to help bring it alive and make it vibrant.

We also want to see if we can create a platform for the local communities who might have an idea about a business or an artistic idea and provide a platform to be entrepreneurs. We are going to be integrating these concepts as we take this to the next level and those insights are important.

Commissioner Mouacheupao said talking about art and artist it became clear that just the definition of art can be very narrow or very broad and what makes it work beneficial to the community is to think about our expression of culture and culture is an expression of people in communities. And when talking about neighborhood assets and community assets that actually comes out of the art of those communities. It's not just a painting or a sculpture those are some ways that art can appear, but it is truly about the expression of the culture and culture is an expression of the communities.

Commissioner DeJoy said that she was involved in District del Sol long before it was ever called District del Sol on the West Side. And looking at places like San Francisco they have Chinatown, Japan town, the Mission District in New York the theatre district, Little Italy these cultural communities are destination for the city and can add to economic health. On the West Side during District del Sol it was not entirely the City that made it happen. The City came in afterwards when they decided what approach to take and potential resources. Over time there was a lot of community involvement there were partnerships not just hiring artist but hiring artist that would work with students to create public art. It was a very comprehensive kind of public art, but it is tired now. And as we move forward now with this idea of cultural communities how

do we refresh the murals, how do we clean up the benches, how do we have the resources the short sitedness in all of this it still exists today, the image of the area named District del Sol, but it needs resources to bring it back and refresh.

Commissioner Lee questioned who all were involved in determining these cultural destinations and what was the process, how long was the period? And most of these cultural destinations happen seasonally and when I think of cultural destination I think about Hmong town market or Hmong Village or a spot that is a destination that is there year-round, so maybe some definition would be helpful. And let's not forget about the history of how these culture destinations came to be.

Dr. Corrie said that in terms of how we determine which destination is, these organically grow by themselves in the community process. Rondo has strong historical roots, Neeta Presley with Aurora-St. Anthony Neighborhood Development Corporation (ASANDC) began doing some placemaking activities and promoting it as part of this group of the World Cultural Heritage district. Then Little Mekong came with the inspiration of Va-Megn previously in the Mayor's Office who brought that vision to life. Little Africa came about with Gene Gelgelu looking at African immigrants. A part of this process would be to find out the science behind it. Like what would it take to make a destination attractive, what are the elements and features and we are working on that component too.

About definitions Dr. Corrie is beginning to offer a concept like a cultural node which would be a block or two blocks; Hmong Town could be a cultural node. A cultural district could be a broad area like Rondo which includes many assets or nodes like Brown Stone, Western U Plaza, Hallie Q Brown, Walker Music Academy, and Golden Thyme on Selby and how we connect them all together to tell the story of a district. It's all about storytelling, we want to use storytelling to invite people to economic development and then a cultural corridor would be like Little Mekong a series of ethnic base. When looking at those three concepts it helps identify where our priority could be. Currently the best bet would be to move into certain nodes that already have investments and make it come alive and then work on other corridors and districts as it evolves over time.

Commissioner Lindeke is interested in specific policies maybe they are in the Comprehensive Plan update that can help, and his favorite laundry mat is in the Rondo community. He was disappointed to see that the building had burned down across the parking street on Selby Avenue. Because that building had very small long-time businesses a barber shop and a corner grocery store and the building is gone now, and he does not think that they will ever get that entrepreneurial space back on Selby. And because of some of the rules that we have in place there is a lot of vacant buildings in each of these districts including his neighborhood on Stryker Avenue where they have been vacant for many, many years. So how do we change the regulatory approach to allow these districts to flourish, to allow people maybe with lower capital to come in and start a business. One of the things that can be done is parking reform. On Wabasha Street there is a new coffee shop that is opening, and he was talking to someone the other day about how is that going with the city and they said that Department of Safety and Inspections (DSI) is giving them a lot of flak about parking requirements for the coffee shop. He found it confusing because there is not a lot of demand for parking on the street in that area. And he thinks that these sort of little reforms is the kind of thing that the city can do at a regulatory level to help support a lot of the vision we have here. So, what other kinds of policies do you see that can take this dream and put it into action. Because there is still a lot of room for the flower to grow.

Dr. Corrie said that the new Comprehensive Plan has framework in terms of neighborhood nodes within a 20-minute walk where you can get to these places. He noticed that on a very busy street where he was traveling in the heart of a residential neighborhood in a house someone had a little shop selling grocery and basic items and people could just walk to that neighborhood store. And he thought why don't we try that and what do we have to change to make that happen. Well parking is not an issue because your client base is your neighbors who want quickly to get something, and they can walk to do it. Leading the team for the Cultural Destination Areas is Tony Johnson, city planner. Mr. Johnson can bring some of these insights about how we might need to work on those physical spaces and rules.

Chair Reveal added that she does not remember seeing any consistency or anything obviously thematic in all the STAR Projects we see. And whether or not they are supporting the cultural nodes and the refreshment and replenishment of the branding and the murals and the public art. She does not recall seeing that in the capital plan, so the City has to make a conscious effort to make those things linked.

Dr. Corrie said that the Mayor's budget has \$1.8 million and a lot of that money comes from how would we look at the STAR Programs and channel the investments there. As we go to these areas what are the other programs that the city has, and non-profit partners have to bring to build wealth in those residents.

Commissioner DeJoy said another thing she learned when they were creating this cultural destination is its not to the exclusion of other businesses. It didn't stop Westside Hair Care from thriving, Cora's, Boot Strap Coffee that is coming to town and Wabasha Brewery. It's all in District del Sol and not necessarily Latino owned.

Dr. Corrie said that the goal is to bring people in and those people go next door and if that's attractive.

Commissioner Mouacheupao is curious to know what the city is thinking about in terms of long term investments and what that timeline looks like, because she thinks about growth and development in four different phases, there's awareness, you just become aware of the opportunities are and what the ward can look like and you start to do things more intentionally and you can move into being more strategic and eventually be more sustainable. And for the city it is important to think about what do the other phases look like and what is the city's involvement in that. This does require long term investment a relationship that will go on into the future.

Commissioner Rangel Morales said that the main thing he is taking away from here is that the city wants to start investing into this project and his concern is that it would hinder the natural occurrences of these places coming up and almost dilute from the ones that do organically occur by over labeling areas. When you go to other cities and you see the China towns and the Little Italy's even when those areas have ceased to be that cultural node they still remanence of those businesses of that community there. if that is never allowed to flourish and to build because we over label it and other businesses come in that doesn't really hold that title anymore. A few years ago, he learned that Saint Paul has a German Festival on the corner of Randolph and West 7th and he does not know why that area would be the German area today. It's great that its inviting but his concern is not to over label until the community has actually been allowed to be established and flourish organically.

Chair Reveal said that is an interesting one because she lives there, that neighborhood is also a little Bohemia and remembering the Stone House discussion that was one of the very earliest commercial building in Saint Paul and was in fact a German beer house, because that whole community around that area included many Bohemians and Germans who were all involved in some way in the liquor and beer business. The labeling as a public matter is a problem that is why she likes the notion of cultural destinations as opposed to only saying it Little Mekong or only saying its District del Sol.

Commissioner Perryman asked if it is going to be designation or protection of things or just a marketing label. Because looking at Selby from Western to Snelling there is also to things that change and come in great things. And like the pizza place at Selby and Dale from years ago to a high-end home furnishing place. So is it going to protect places and give priority based on zoning and other things to companies that may not be able to normally afford those things to grow or is it just a sticker on the map that's going to say it's called this but it's going to have all sorts of different things.

Dr. Corrie currently the model is branding a cultural team. That's why the use of these terms like nodes are to your point because you might have a multi-cultural node area where there could be many concepts within one, but you are making that node that attraction for that critical experience.

Commissioner Mouacheupao said when she was at (LISC) Local Initiatives Support Corporation, she was the program officer for creative placemaking, and creative placemaking was really the intersection of arts culture community economic development. Creative placemaking also is a very loaded term some spin offs of that term is creative place taking, creative place keeping and it's important to be careful about just thinking about this as just a marketing thing. The thing that damaged creative placemaking as a field and as a practice was artist would come in and make the place cool and then they would get displaced. It's really important to think about the community assets which is where you started with this presentation and to think about this as a tool for anti-displacement. And if that is not at the core of this that people will be displaced and that is going to create the opposite effect of what the intention is.

Dr. Corrie said how do we address big words like gentrification displacement on a practical level how do we build wealth in people who are living in the neighborhood and allowing them opportunities to grow and increase their wealth. And to keep that constantly on our mind that the benefit ultimately should benefit the people in that area most immediately and that is part of this strategy at its course.

Commissioner Mouacheupao said that often when we talk about displacement and it is more financial and she thinks that the potential here is to think about the cultural displacement of people, and that's kind of the heart of what she thinks of when she hears cultural destination. So, to be thinking about both the financial and the cultural displacement of people.

VI. Comprehensive and Neighborhood Planning Committee

St. Andrew's Church – Proposed designation of St. Andrew's Church as a Saint Paul Heritage Preservation site. (*Josh Williams 651/266-6659, and Christine Boulware, 651/266-6715*)

Commissioner Mouacheupao reported that the Comprehensive and Neighborhood Planning Committee met on Wednesday, November 28th to discuss the proposed designation of St. Andrew's Church as a Saint Paul Heritage Preservation site. The church is located at 1031-1051 Como Avenue West in the Como Warrendale neighborhood. Currently owned and occupied by the Twin Cities Germain Immersion School. The nomination for the designation was not submitted by the owner of the property. On October 1, 2018, the Saint Paul Heritage Preservation Commission (HPC) received a nomination requesting review and consideration of St. Andrew's Church for local designation as a Saint Paul Heritage Preservation Site. The HPC conducted a public hearing on November 5, 2018 to review the request where all interested parties including the applicant and members of the St. Andrew's group residents and property owner were present. The HPC agrees that the property meets four criteria (1,4,5, & 7) for local designation and voted 8-1 to continue the designation process and forward the nomination to the Saint Paul Planning Commission and the Minnesota State Historic Preservation Office for review and recommendations.

Specifically, the committee has been tasked with reviewing the nomination for designation and the relationship with the city's Comprehensive Plan. According to the staff report "the designation is generally consistent with the goals and objectives of the Comprehensive Plan. Specifically, the Historic Preservation Chapter Strategies call for designation and protection of the historic resources. And this raised questions about the nominations conformance with the rest of the Comprehensive Plan because it so narrowly just looks at the Historic Preservation Chapter. Although the nomination may be generally consistent with this chapter they were less confident that it was consistent with the goals of the other chapters. There were also questions about the future plans for this site and the shared desire among the Committee to have a better understanding of any consequences related to this decision, so the Comprehensive and Neighborhood Planning Committee did not approve the recommendation and have requested additional information from staff. Specifically, they are asking for more information on 3 main things: 1) other applicable Comprehensive Plan policies and analysis on how the policy support or do not support the nomination, 2) the impact of the designation as a historic site and any future plans, and learning more about what the HPC process is for reviewing site plans on designated properties, 3) some assessment of the possibility that the nomination would result in the church and or associated school building being vacant for an extended period of time. So, this has been laid over to be discussed at the next Comprehensive and Neighborhood Planning Committee meeting on Wednesday, December 12, 2018.

Chair Reveal stated that this will come back to the Comprehensive and Neighborhood Planning Committee on December 12th and back on the Planning Commission agenda for action on the designation on December 14th.

Commission Rangel Morales said there was information as they were talking that was not part of the staff report that Commissioner Edgerton has voiced concerns about. Regarding why this was coming before us to be labeled as an historic site. And because we know that there is a Zoning Committee application pending we learned about it during the Comprehensive and Neighborhood Planning Committee meeting so how much of that information can we rely on or combine to make a determination that works. He tried reaching out to City Attorney Peter Warner, but he was out of the office yesterday afternoon, but he is due back today.

Chair Reveal said that they did have some discussion Wednesday, and they are not unrelated, but they are not inextricably linked. So, the issue of whether or not the site plan conforms with what

it is required to conform to for the project proposed is one set of questions, the other set is whether or not we believe that the historic designation would be consistent with the Comprehensive Plan. And at that point if we say yes then the issue of whether or not we approve the site plan is not relevant because it's not designated yet, but the designation would then affect the owner's determination about whether to continue with the project as proposed or whether they would appeal, and we don't know what the City Council would do anyway.

Commissioner Edgerton said it was okay to participate in Planning Commission since Commissioner Rangel Morales and himself are on both on the Zoning Committee.

Chair Reveal said that is her understanding is that commissioners can act in both capacities, and that City Attorney Peter Warner can provide advice if needed. So, you both are fine.

VII. Transportation Committee

Commissioner Lindeke announced the items on the agenda at the next Transportation Committee meeting on Monday, December 3, 2018.

VIII. Communications Committee

No report.

IX. Task Force/Liaison Reports

No report.

X. Old Business

None.

XI. New Business

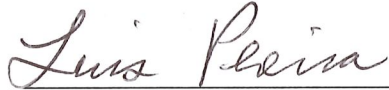
None.

XII. Adjournment

Meeting adjourned at 9:36 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Luis Pereira
Planning Director

Approved December 14, 2018
(Date)



Luis Rangel Morales
Secretary of the Planning Commission

Planning team files\planning commission\minutes\November 30, 2018