DATE: May 12, 2017
TO: Planning Commission
FROM: Jamie Radel, Senior Planner
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.

Recommendation
The Comprehensive Planning Committee will be meeting on May 16, 2017, to review these materials and make a recommendation to the Planning Commission. The Committee Recommendation will be emailed to the Commission following the meeting.
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 ________________
### Comprehensive Plan Compliance

#### Planning Themes Addressed

<table>
<thead>
<tr>
<th>#</th>
<th>W</th>
<th>D</th>
<th>Organization</th>
<th>Title</th>
<th>Description</th>
<th>Location</th>
<th>Historic Preservation Comments and General Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17-113</td>
<td>7</td>
<td>1</td>
<td>West Side Community Health Services, Inc., Paige Bowen, 153 Cesar Chavez St., St. Paul, MN 55107, 651-399-2684, <a href="mailto:pbowen@westsidechs.org">pbowen@westsidechs.org</a></td>
<td>Healing High School School-Based Clinic Renovation</td>
<td>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, refinshed flooring and relocated pass-throughs to allow for new equipment layout.</td>
<td>3481 6th Street-East, St. Paul, MN 55106</td>
<td>X Comprehensive Plan</td>
</tr>
<tr>
<td>17-103</td>
<td>3</td>
<td>2</td>
<td>Capital Deals, Reko Nakagawa, 710 Smith Ave S, St. Paul, MN 55107, 651-222-8380, <a href="mailto:capitaldeals@gmail.com">capitaldeals@gmail.com</a></td>
<td>Improvements at Capital Deals</td>
<td>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.</td>
<td>710 Smith Ave S; Saint Paul, MN 55107</td>
<td>X West Side Community Plan, Smith Avenue Plan, Comprehensive Plan</td>
</tr>
<tr>
<td>17-120</td>
<td>3</td>
<td>3</td>
<td>Neighborhood Development Alliance, Karen Reid, 481 Wabasha Street S., St. Paul, MN 55107, 651-292-9652, k <a href="mailto:Reid@webhome.org">Reid@webhome.org</a></td>
<td>Cesar Chavez Community Space</td>
<td>NeAH 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 build-out encompasses everything from drywall, 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 sinks. This can be used by temporary tenants for workshop areas, refreshment area, or for other utilitarian purposes.</td>
<td>28 Cesar Chavez, St. Paul, MN 55107</td>
<td>X West Side Community Plan, Comprehensive Plan</td>
</tr>
<tr>
<td>17-118</td>
<td>3</td>
<td>2</td>
<td>Minnesota Association of Women in Aviation, Angela Olson, 8120 Peave Ave, S., Bloomington, MN 55437 320-296-1816, al Olson@e frontier.net</td>
<td>The Learning Jet</td>
<td>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, insulation and all safety considerations.</td>
<td>780 Bayfield Street (Airport), St. Paul, MN 55107</td>
<td>X Comprehensive Plan</td>
</tr>
<tr>
<td>17-116</td>
<td>4</td>
<td>3</td>
<td>Lower Phalen Creek Project, Jennifer Halcrow, 733 East 7th St., St. Paul, MN 55106, 612-361-9065, j <a href="mailto:Jennifer@convounorth.com">Jennifer@convounorth.com</a></td>
<td>Walker Tipi Center at Bruce Vento Nature Sanctuary</td>
<td>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.</td>
<td>Corner of Commercial St. and 4th St E, St Paul, MN 55106</td>
<td>X Parks Chapter of Comprehensive Plan, D4 Plan</td>
</tr>
<tr>
<td>17-108</td>
<td>5</td>
<td>3</td>
<td>Dayton’s Bluff Neighborhood Housing Services (DBNHS), Jim Erchul, 823 E. 7th Street., St. Paul, MN 55106, 651-774-6995, j <a href="mailto:Erchul@dbnhs.org">Erchul@dbnhs.org</a></td>
<td>Village on Roiool Phase II</td>
<td>Construction gap financing to construct a single story homes with fuit under parages by December 31, 2018, under Phase II of the Village on Roiool. 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 Roiool Island (RRI) neighborhood, where the Village on Roiool 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.</td>
<td>380 Roiool Street, St Paul, MN 55130</td>
<td>X Housing Chapter Comprehensive Plan, D4 Plan</td>
</tr>
<tr>
<td>17-117</td>
<td>6</td>
<td>5</td>
<td>Merrick Community Services, Daniel Rodriguez, 965 Payne Ave., St. Paul, MN 55106, 651-771-9339, <a href="mailto:amcgee@cwh.com">amcgee@cwh.com</a></td>
<td>Merrick on the Move Capital Capacity Campaign</td>
<td>Merrick is breaking in rehabilitation andason restoration improvements (including FF&amp;E and IT/Security Systems) to renovate 14,000 square feet of severely underutilized space at Gustave Adolphus Lutheran Church. This new site and facility will more than triple Merric’s current operating space from 3,000 square feet at its current location at the Swedish Bank Building on Payne Avenue.</td>
<td>302 Acacia Street, Saint Paul, MN 55106</td>
<td>X Comprehensive Plan, D5 Plan</td>
</tr>
<tr>
<td>17-119</td>
<td>6</td>
<td>5</td>
<td>Minnesota Humanities Center, Margret Swanson, 987 Ivy Avenue E., St. Paul, MN 55106, 651-772-4923, <a href="mailto:mswanson@mnhum.org">mswanson@mnhum.org</a></td>
<td>Minnesota Humanities Center Exterior Remodelation</td>
<td>To eliminate water intrusion and damage to the building the following repairs will be completed. Waterproofing the foundation wall and rebuild area well walls; landscape grading; Repair roof tiles, repair cast stone wall caps, replace the parapet, install new metal railing over parapet, seal cap joints, clean and restore cast stone parapet top and brick dentils, repair stucco, and paint exterior soffits.</td>
<td>987 Ivy Avenue East, St. Paul, MN 55106</td>
<td>X Heritage Preservation Chapter of the Comprehensive Plan, D5 Plan</td>
</tr>
</tbody>
</table>

 Locally designated Heritage Preservation Site - Work would require HPC review and approval.

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

**May 8, 2016**

**Funding Proposals Received**

- **Title Description Location**
  - **Comprehensive Plan**
    - **Historic Preservation Comments and General Comments**
      - X
      - X
      - X

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

- **General Remarks**
  - (31) Funding Proposals Received
  - May 8, 2016
  - 2017 (23rd Cycle)
  - Neighborhood STAR Loan and Grant Program

- **Projects Overview**
  - Comprehensive Plan Compliance
  - Planning Themes Addressed
  - Historic Preservation Comments and General Comments

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**Historic Preservation Comments and General Comments**

- One of the Hangers is listed on the NRHP. I'm not sure if this is the one or not.

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**Comprehensive Plan Compliance**

- **Planning Themes Addressed**
  - **Historic Preservation Comments and General Comments**
    - X
    - X
    - X

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**General Remarks**

- (31) Funding Proposals Received
- May 8, 2016
- 2017 (23rd Cycle)
- Neighborhood STAR Loan and Grant Program

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**Projects Overview**

- Comprehensive Plan Compliance
- Planning Themes Addressed
- Historic Preservation Comments and General Comments

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**Notes**

- Locally designated Heritage Preservation Site - Work would require HPC review and approval.
### Funding Proposals Received

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<tr>
<th>#</th>
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<th>D</th>
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</thead>
<tbody>
<tr>
<td>17-130</td>
<td>5</td>
<td>5</td>
<td>Urban Leapsol Masson Assoc., of St Paul, Barb Markenson, 77 S. 6th E., St. Paul, MN 55101, 651-786-7553, <a href="mailto:bmarkenson@ugmtc.org">bmarkenson@ugmtc.org</a></td>
<td>Bethel Man's Homeless Shelter - Roof Renovation</td>
<td>709 University Avenue W., St. Paul, MN 55104</td>
<td>X</td>
<td>Housing Chapter of Comprehensive Plan</td>
<td></td>
</tr>
<tr>
<td>17-123</td>
<td>3</td>
<td>2</td>
<td>North East Neighborhoods Development Corp., Chuck Repke, 1321 White Bear Ave., St. Paul, MN 55106, 651-771-6955, <a href="mailto:chuckrepke@aol.com">chuckrepke@aol.com</a></td>
<td>437 University Ave. E., St. Paul, MN 55130</td>
<td>BenMu, 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 &amp; fixed interior improvements. The results will improve aesthetics, sustainability &amp; accessibility as well as providing the benefits of strong commercial buildings. 4 - 6 projects should be completed.</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>17-101</td>
<td>7</td>
<td>7</td>
<td>712 HLS, LLC, Daisy, Haung, 617 University Avenue, St. Paul, MN 55104, 612-703-8706, <a href="mailto:daisyhung@gmail.com">daisyhung@gmail.com</a></td>
<td>712 University Avenue</td>
<td>712 University Avenue</td>
<td>X</td>
<td>Land Use Chapter of Comprehensive Plan</td>
<td>X</td>
</tr>
<tr>
<td>17-115</td>
<td>7</td>
<td>7</td>
<td>Lifetrack, Jennifer Hatcow, 709 University Avenue W., St. Paul, MN 55104, 651-709-9065, <a href="mailto:hello@convusnorth.com">hello@convusnorth.com</a></td>
<td>Lifetrack Preschool and Facility Improvement</td>
<td>103 University Avenue West, St. Paul, MN 55104</td>
<td>X</td>
<td>Land Use Chapter of Comprehensive Plan</td>
<td>X</td>
</tr>
<tr>
<td>17-107</td>
<td>8</td>
<td>8</td>
<td>Hmong American Partnership, Bao Vang, 394 University Avenue W., St. Paul, MN 55103, 651-495-9160, <a href="mailto:baov@hmap.org">baov@hmap.org</a></td>
<td>HAP Restaurant Workforce Training Center</td>
<td>384 University Avenue West, St. Paul, MN 55103</td>
<td>X</td>
<td>Land Use Chapter of Comprehensive Plan</td>
<td>X</td>
</tr>
<tr>
<td>17-124</td>
<td>8</td>
<td>8</td>
<td>New Lens Urban Monitoring Society, Gayle Smaller, 801 Selby Ave N., 55104, 651-788-2421, <a href="mailto:gaylemaller@gmail.com">gaylemaller@gmail.com</a></td>
<td>Selby Avenue Green Space</td>
<td>711 Selby Ave and N. 7th Street, St. Paul, MN 55104</td>
<td>X</td>
<td>Land Use Chapter of Comprehensive Plan</td>
<td>X</td>
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<td>#</td>
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<td>Planning Themes Addressed</td>
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<tr>
<td>17-126</td>
<td>1</td>
<td>8</td>
<td>St. Paul &amp; Ramsey County Domestic Abuse Intervention Project, Shelley Cline</td>
<td>SPF Rehabilitation Project</td>
<td>The rehabilitation project in SPF’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 senior lights, resurface/paint parking lot, repair/slide coat at base of handicapped accessible ramp, build, existing wall by street front, sidewalk to prevent bank erosion, painting 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 Victim Service Center (for which SPF holds the lease) located in the courthouse which would entail building up a half wall and side entry door.</td>
<td>364 Dayton Ave, St. Paul, MN 55102 &amp; 15 W Kellogg Blvd, 55102</td>
<td>X</td>
<td>Land Use Chapter of Comprehensive Plan</td>
</tr>
<tr>
<td>17-127</td>
<td>1</td>
<td>8</td>
<td>The Family Place, Margaret Stanford</td>
<td>Going Home – The Lovayoe Community Garden</td>
<td>A land improvement that: 1. allows access to food in harvesting months, offers education; 244 Tenth Street E., St. Paul, MN 55101, 651-207-1565, <a href="mailto:sloveandjoy@gmail.com">sloveandjoy@gmail.com</a></td>
<td>394 Dayton Ave, St. Paul, MN 55102 &amp; 15 W Kellogg Blvd, 55102</td>
<td>X</td>
<td>Land Use Chapter of Comprehensive Plan</td>
</tr>
<tr>
<td>17-104</td>
<td>2</td>
<td>9</td>
<td>Clutch Brewing Company, Jordan Standish</td>
<td>Clutch Brewing Company Build out 20 seat bar area, Penny top bar (30 ft). Vintage draft towers (x3), Wasted wrapped serving cooler, bar, and Half Wall by Fermenters, Welding/fooodwork for Taproom tables, Build out and furnish 4 acsa 'rocks' (small sitting areas) for vintage Tap-Lounge area. Each nook encompassed by half wall and display cases for Historic Schmidt artifacts, Furbish with curated furniture and lighting, Build out Gallery space for St. Paul artists, Hang art display structures, Display cases for 3D art, Build out Brehouse. Work with riggers to place fermenter, brite, and broughouse tanks on second story, Install drainage system, Enclose Brehouse area from rest of Market, Property 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</td>
<td>928 W 7th St, Saint Paul, MN 55102</td>
<td>X</td>
<td>Comprehensive Plan</td>
<td>X</td>
</tr>
<tr>
<td>17-105</td>
<td>2</td>
<td>9</td>
<td>Czech and Slovak Sokol Minnesota, Joyce Tezewski</td>
<td>CSP S: Hall Masonry Restoration</td>
<td>Historic/valuable clay tile parapet caps including top three brick courses, sheet metal flashing and chimney repairs. 100% 'split' cut and 'back-point' wall areas; spot 'cut' and 'tuck-point' 'deteriorated' mortar 'joints'. Prep and renews walls with Bonacem 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.</td>
<td>384 Michigan Street West, Saint Paul, MN 55102-2820</td>
<td>X</td>
<td>Comprehensive Plan</td>
</tr>
<tr>
<td>17-114</td>
<td>2</td>
<td>9</td>
<td>Levee Juice Co., Sarah Benepe</td>
<td>Levee Juice Co. Keg &amp; Case Market</td>
<td>Leasehold improvements for the new organic juice/smoothie bowl bar includes countertops, appliances such as a blishewasher, sink, refrigerator, commercial juicers and blenders, shelving units, storage bins and signage, as well as flooring.</td>
<td>928 7th St. W, St. Paul, MN 55102</td>
<td>X</td>
<td>Comprehensive Plan</td>
</tr>
</tbody>
</table>

**Comprehensive Plan Compliance:**
- **Compliant:**
- **Neutral:**
- **Conflict:**
- **Fees Consulted:**
- **S-DV Vitality:**
- **Arts & Economy Development:**
- **Environmental Sustainability:**
- **Arts & Reappraisal:**
- **Strengthening Neighborhoods:**

**Planning Themes Addressed:**
- **Historic Preservation Comments and General Comments**

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**Notes:**
- 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/sites. 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 for information about the EAW process. For the purposes of this WARNING, partial demolition means any work involving the dismantling, raising, 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.
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</thead>
<tbody>
<tr>
<td>17-112</td>
<td>4</td>
<td>11</td>
<td>Junior Achievement of the Upper Midwest, Brendan Bannigan, 850 White Bear Avenue N., Maplewood, MN 55109, 651-255-0652, <a href="mailto:brendan@jaum.org">brendan@jaum.org</a></td>
<td>Junior Achievement Rehab</td>
<td>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 mechanics 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.</td>
<td>1745 University Avenue, St. Paul, MN 55104</td>
<td>X</td>
<td>Comprehensiveness Plan</td>
<td>X</td>
</tr>
<tr>
<td>17-111</td>
<td>4</td>
<td>12</td>
<td>Joy of the People Foundation, Ted Picton, 680 Cromwell, St. Paul, MN 55114, 651-295-5770, <a href="mailto:ted@joyofthepeople.org">ted@joyofthepeople.org</a></td>
<td>Field of Joy Campinho Project</td>
<td>The Campinho project is the first step towards creating an outdoor play center with one 7 x 7 ft. field, or two 5 x 5 fields. Lines will be marked for both field configurations. Current plans are to put in a safe, organic infield - the first of its kind in Minnesota. Dimensions: 120 ft x 180 ft (21,600 sq ft). Play configurations are Two 75 ft x 14 ft fields, One 114 ft x 174 ft field. Other uses: all field condition for multi sport use (Ultimate frisbee, flag football, etc); and, High volume surface for JSTP inflatables. Tuff Field Tuff Turf 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.</td>
<td>X</td>
<td>Parks Chapter of Comprehensive Plan, Dist 12 Plan</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>17-110</td>
<td>3</td>
<td>15</td>
<td>Jewish Community Center of the Greater Saint Paul Area, Michael Waldman, 1375 St Paul Avenue, St. Paul, MN 55116, 651-255-4731, <a href="mailto:kwaldman@gmail.com">kwaldman@gmail.com</a></td>
<td>Exterior Landscaping and Beautification of the St Paul Jewish Community Center</td>
<td>Beautification of the open spaces bordering St Paul Avenue including 30 2.5' perennial rows; 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 8,100 square feet of concrete sidewalks and 100 square feet of entry ramp from street; 216 square feet of asphalt parking for lot; 6,000 square feet of parking lot; 400 square feet of parking lot; 400 square feet of parking lot; 400 square feet of parking lot; 400 square feet of parking lot; 400 square feet of parking lot.</td>
<td>1375 St. Paul Avenue, St. Paul, MN 55116-2828</td>
<td>X</td>
<td>Land Use and Water Chapters of Comprehensive Plan, District 15 Plan Summary, Shepard Davern Area Plan</td>
<td>X</td>
</tr>
<tr>
<td>17-109</td>
<td>2</td>
<td>17</td>
<td>James J. Hill Reference Library (JJMLC), Tamara Prieto, 80 W. 4th St., St. Paul, MN 55102, 651-265-5482</td>
<td>Phase 2: 2017 Perimeter Balustrade Restoration</td>
<td>Phase 2 covers the 4th Street balustrade. At existing balcony locations. Cut out and remove all balcony from both sides of store and clean the surfaces prior to new sealant application. At existing mortar joint locations. Mechanically grind out mortar without touching the store surfaces. A hand chiseling technique will be utilized to remove loose mortar from sides of store. 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 from 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.</td>
<td>60 West Fourth Street, Saint Paul, MN 55102</td>
<td>X</td>
<td>Comprehensiveness Plan</td>
<td>X</td>
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<td>17-113</td>
<td>2</td>
<td>17</td>
<td>Laering Center, Renee Skoglund, 7613 Blackwell Court North, Inver Grove Heights, MN 55076, 651-210-8365, <a href="mailto:rskoglund@laeringcenter.org">rskoglund@laeringcenter.org</a></td>
<td>Laering Center - Downtown Community Center</td>
<td>Planned household 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/class 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.</td>
<td>Cray Plaza, 105 5th Street E, Suite 160, 55101</td>
<td>X</td>
<td>Comprehensiveness Plan</td>
<td>X</td>
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<td>Organization</td>
<td>Title</td>
<td>Description</td>
<td>Location</td>
<td>Comprehensive Plan Compliance</td>
<td>Planning Themes Addressed</td>
<td>Historic Preservation Comments and General Comments</td>
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<td>11-124</td>
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<td>Saint Paul Parks Conservancy in partnership with City of Saint Paul Parks and Recreation</td>
<td>Rice Park Revitalization</td>
<td>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.</td>
<td>8 W. 4th Street, St. Paul, MN 55102</td>
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<td>11-125</td>
<td>2</td>
<td>17</td>
<td>Silver City Cafe 2, Bryan Johnson</td>
<td>Dunn Brothers Expansion Project</td>
<td>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 2nd floor. Add 2 storefronts, construct new bar area, new kitchen. Furnish and install doors at restrooms, insulated, taped and painted smooth. Include 2 new restrooms, back wall at bar and new storage area. PLUMBING: Provide gas piping to kitchen, ready for new location for kitchen needs, add 2 ADA restrooms. HVAC: All HVAC. TILE WALLS: Furnish and install all tiles. 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 preceding and new. Fire Protection, painting 2 new storefronts, and specialty items for bathroom for 3 sets ADA grab bars, 2 toilet paper dispensers, 2 ADA mirrors.</td>
<td>367 Wabasha Street North, St. Paul, MN 55102</td>
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<td>11-129</td>
<td>2</td>
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<td>Toni Albrect, Inc., Toni Albrect</td>
<td>Focus Eyewear and Eyecare</td>
<td>The space is currently unoccupied and needs a complete buildout. 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, patient 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 tile.</td>
<td>109 W. 4th Street, St. Paul, MN 55102</td>
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<td>11-122</td>
<td>6, 7</td>
<td>1, 2</td>
<td>North East Neighborhoods Development Corp., Chuck Kepekta</td>
<td>District 1 and 2 STAR Program</td>
<td>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 Hillwood 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 having a small business in this area can stimulate a new business to come to the area.</td>
<td>Focus on White Bear (94 to Larp) &amp; Suburban/Old Hudson (White Bear/Ruth)</td>
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<td>11-128</td>
<td>4</td>
<td>10</td>
<td>International Institute of Minnesota, Jane Graupman</td>
<td>The Second Century Campaign</td>
<td>Building Capacity to Serve New Americans: The Institute’s $6.5 million Second Century Campaign will result in an additional 20,000 square feet (comprising 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 pathways sectors; 1 food 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 Rescaped refugee resettlement staff offices.</td>
<td>1694 Como Avenue, St. Paul, MN 55108</td>
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<td>Organization</td>
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<td>Comprehensive Plan Compliance</td>
<td>Planning Themes Addressed</td>
<td>Historic Preservation Comments and General Comments</td>
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<td>17-102</td>
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<td>African Economic Development Solutions, Gene Gelgelu, 1921 University Ave. W. S-145, St. Paul, MN 55104, 651-815-9367, <a href="mailto:gggelgelu@aeds-mn.org">gggelgelu@aeds-mn.org</a></td>
<td>African Economic Development Solutions Loan Fund/Program</td>
<td>Expansion of a revolving loan program distributing funds to African immigrant entrepreneurs throughout St. Paul and be dedicated to business improvements for both 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 Corrice Railings and enclosed, 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. Window, wall, 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.</td>
<td>City of St. Paul</td>
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