

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, June 16, 2025 6:30–8:30 p.m.
Zoom Meeting

Co-chairs: Dean Cummings and Mark Morrow

Committee meeting minutes submitted by: Mark Morrow

Committee members present: Scott Berger, Rachel Callanan, Dean Cummings, David Guetschow, Reece Johnson, Jim Marti, Mark Morrow, Lisa Nelson, Bill Richtman, Paul Toman

Committee member excused absence: Tim Flanigan

Staff present: Leah Timberlake Sullivan

Guests: Mike Hahm (United Village), Nick Slade

Media:

1. Welcome and Introductions; Consent Agenda

Dean Cummings, co-chair of the Union Park District Council (UPDC) Committee on Land Use and Economic Development (CLUED), welcomed members of the committee and members of the community.

The May 19, 2025 meeting minutes were approved.

The June 16, 2025 meeting agenda was approved.

2. Update Regarding United Village Update presented by Mike Hahm

Mr. Hahm provided an update on United Village:

○ **Phase 1 – Construction Update:**

Funding has been secured for the restaurant pavilions, the office building, and the hotel + parking structure, and most of the required permits have been approved.

Mortenson and subcontractors have begun work on the footings and foundation of the restaurant pavilions. This will be followed by work on the footings and foundation for the office building followed by the hotel and adjacent parking structure.

Though it is too early in the construction process to provide precise completion dates, the development team hopes that the restaurant pavilions will be completed by summer 2026, the office building by fall 2026, and the hotel by winter 2026-2027.

○ **Phase 2 – Planning Update:**

The development team has submitted to the City an advanced discussion document outlining their vision for the lot between the loon sculpture and the hotel (“A1”), and for the lot to the east of the hotel (“E”).

On the lot between the loon sculpture and the hotel, the team would like to create a horticultural plaza.

On the lot to the east of the hotel, the team would like to build a music venue.

○ **Future Discussions:**

The development team is contemplating interim uses for lots F2 and G. Mr. Hahm will provide updates to our committee when more information is available.

Mr. Hahm was asked if the development team had any thoughts about St. Paul’s recently approved permanent exemption from rent control for structures built 2004 and after. Though Mr. Hahm noted that the permanent exemption doesn’t hurt, he also noted that investors are looking for stability. He stated that the split vote and the upcoming election for the Ward 4 Councilmember has not increased investors’ level of confidence.

3. **Discussion of Lot Split of 220 Mississippi River Boulevard North presented by Dean Cummings**

ACTION: SUPPORT the requested lot split

Mr. Cummings informed the committee that the City has received an application for a lot split of 220 Mississippi River Boulevard North by the owner of the property, the Saint Germain Foundation. Mr. Cummings invited the Foundation to discuss their proposed lot split with our committee, but received no response.

According to the application, the Saint Germain Foundation requests the split of 220 Mississippi River Boulevard North (lot area 45,936 sq ft, zoned RM2) into:

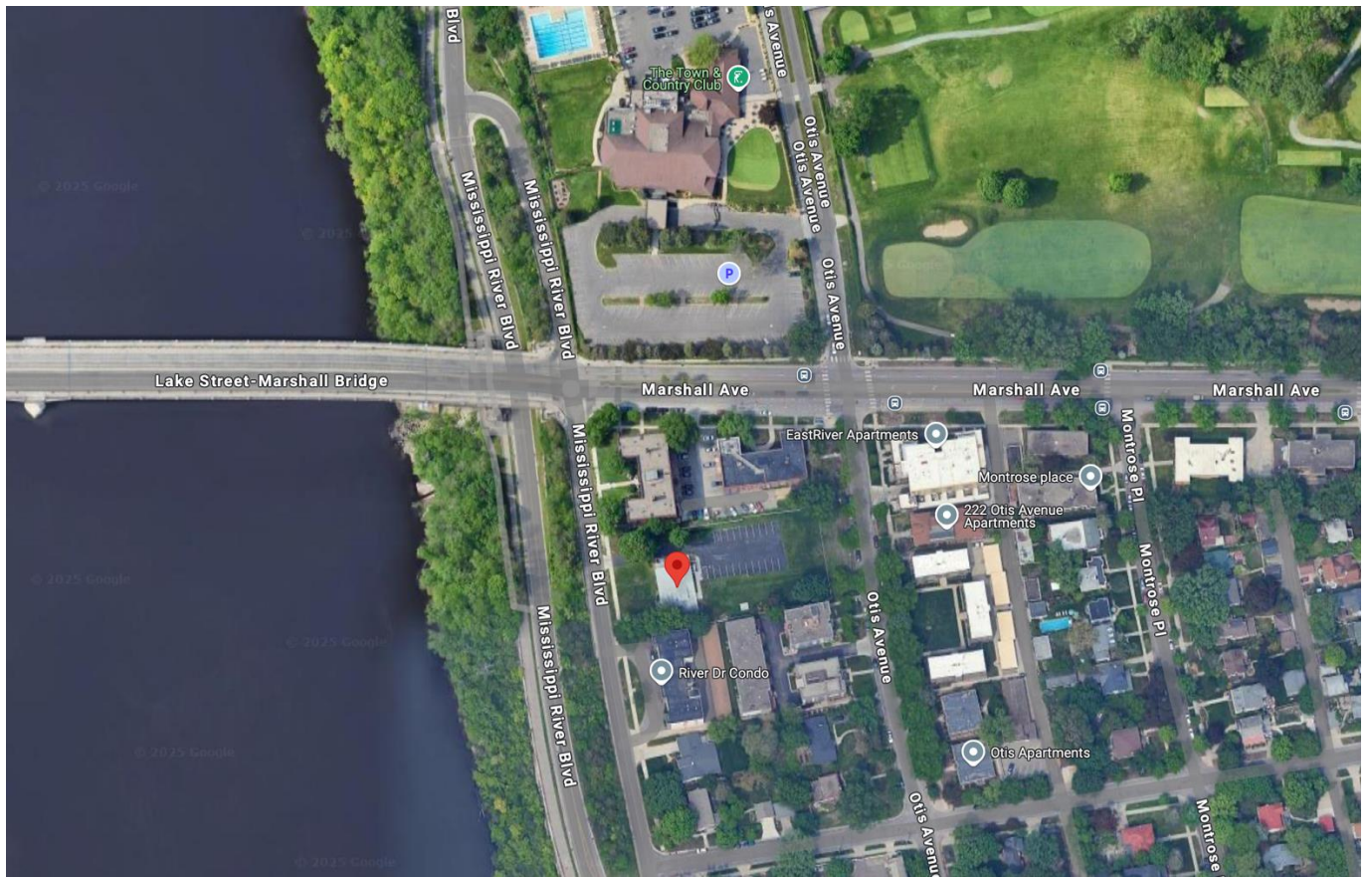
- a west parcel ("Parcel A") which would front onto Mississippi River Boulevard North (approximately 27,664 sq ft), and
- an east parcel ("Parcel B") which would front onto Otis Avenue (approximately 18,185 sq ft).

The Saint Germain Foundation would retain Parcel A (the lot fronting on Mississippi River Boulevard) and continue using the temple.

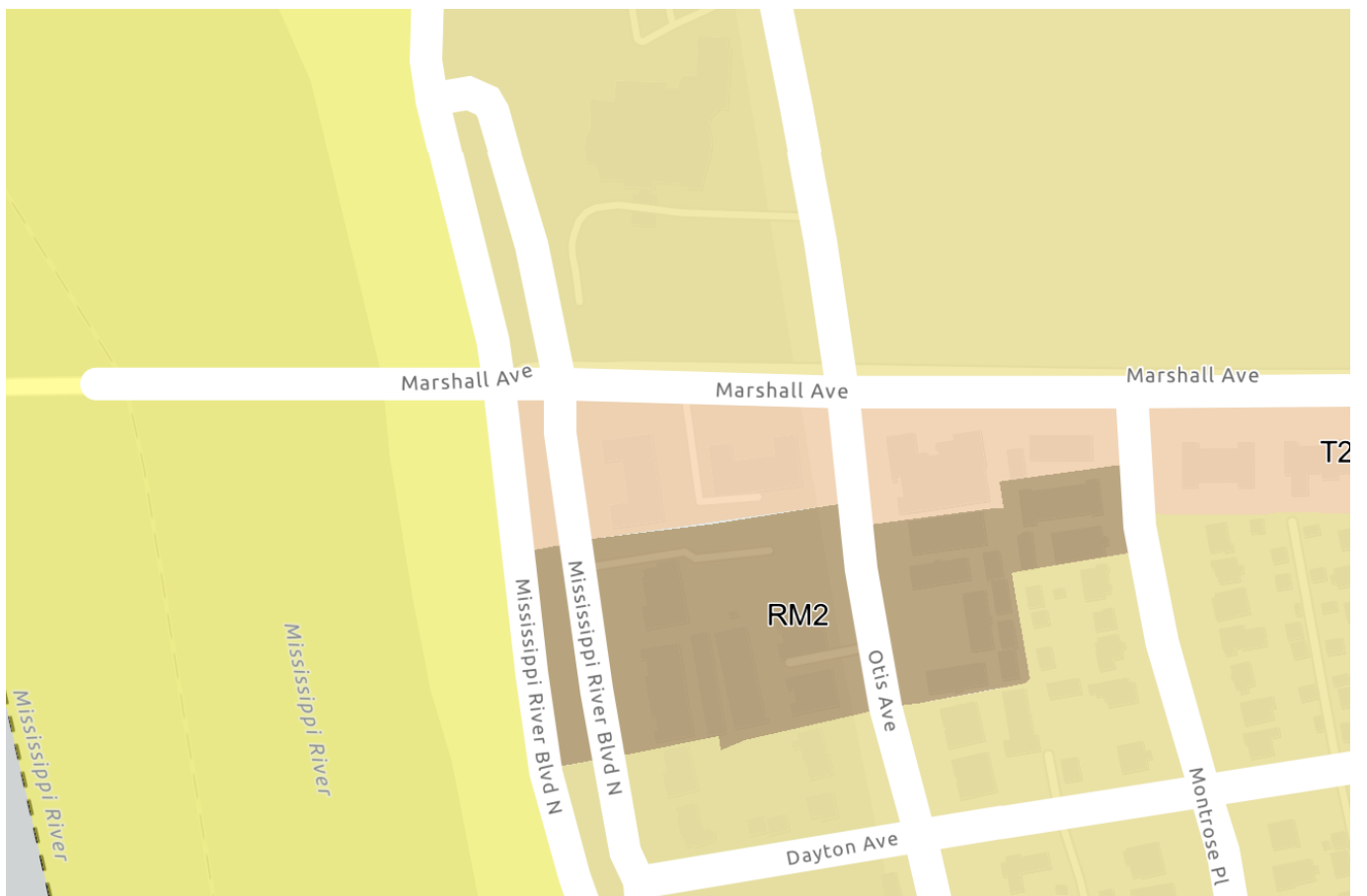
The Foundation intends to sell Parcel B (the lot fronting on Otis) for development by another party.

A committee member stated that many years ago a developer had approached the Saint Germain Foundation to purchase and develop the east half of their lot, but at that time the Foundation was not interested. Committee members noted the proximity of the lot to the new bus rapid transit line stop at Marshall & Otis, and to the Mississippi River. Committee members expressed support for this opportunity to add housing to this highly desirable location. It was noted that, while the lot is zoned RM2, Mississippi River Corridor height limits probably apply.

A motion to SUPPORT the requested lot split was approved.



Source: Google Maps



Source: St. Paul, MN zoning map

4. **Discussion of the City’s Proposed Revisions to Traditional Neighborhood District Zoning Regulations**

presented by Mark Morrow

St. Paul is in the process of updating the Traditional Neighborhood Zoning Districts Zoning Code. Written comments will be accepted through July 14, 2025 at 4:30 PM (spencer.miller-johnson@stpaul.gov).

Verbal testimony will be accepted during the Planning Commission public hearing July 11, 2025.

<https://www.stpaul.gov/departments/planning-and-economic-development/planning/current-activities/tdistrict>

The City’s primary intended use for the T Districts is in neighborhood nodes and along transit corridors. Mr. Morrow provided an example of a building that he uses as a frame of reference for T2 District development (The Finn Apartments, 725 Cleveland Avenue South, height 4 stories / 45 feet), and an example of a building that he uses as a frame of reference for T3 District development (The Pitch Apartments, 427 Snelling Avenue North, height 6 stories / 75 feet). Mr. Morrow noted that the information about these buildings was provided by Spencer Miller-Johnson, CNU-A, Senior City Planner, and expressed appreciation for Mr. Miller-Johnson’s assistance.

Committee members expressed support for updating the zoning code, and expressed appreciation for the extensive effort that City staff has invested in their proposed revisions. Committee members expressed concerns regarding some of the proposed revisions, including:

- dimensional standards table – clarity, including the use of Floor Area Ratio [FAR]): recommend further simplification
- dimensional standards table – height (maximum) (including consideration of shadowing)
- the name “Traditional Neighborhood”: consider replacing with “Transit Corridor”
- editing error (see page 18 of 32)
- descriptions of the T Districts (“Intent”): recommend following a standardized format (“intended to”, followed by “requires”, followed by “encourages, but does not require”, followed by “designed primarily for”)
- replacement of the term “density” with “intensity”: recommend continuing to use the term “density”
- use of the word “courtyard building” (page 7 of 32): change the sentence structure and replace with “courtyard”
- location of T Districts: discussion of whether some areas represent spot zoning, discussion of whether the zoning code should spell out in specific detail where the T Districts should be located (such as within a certain distance from a rapid transit stop or light rail station).

Due to the level of detail involved in the review of the City’s proposed revisions, committee members requested that a draft of CLUED’s proposed changes be distributed to the committee for further review and comments. The draft and comments will be presented to the Board at the July 2, 2025 meeting.

5. **Staff Report**

presented by Leah Timberlake Sullivan

Due to the late hour, the staff report was postponed to the March CLUED meeting.

6. **Announcements**

7. **Follow-Up**



Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, May 19, 2025 6:30–8:30 p.m.
Zoom Meeting

Co-chairs: Dean Cummings and Mark Morrow

Committee meeting minutes submitted by: Mark Morrow

Committee members present: Paul Bakke, Scott Berger, Rachel Callanan, K. C. Cox, Dean Cummings, Tim Flanigan, David Guetschow, Joe Hughes, Reece Johnson, Mark Morrow, Ben Quam, Bill Richtman, Deanna Seppanen, Paul Toman

Committee member excused absence:

Staff present: Leah Timberlake Sullivan

Guests: Chris Cosgrove (Park Liquor),
Jake de Vera , Karen Lue (Women’s Advocates),
Mai Vue (Four Boys LLC 385 Lexington Parkway),
Kat Hughes, Mary Kay Palmer

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, April 21, 2025 6:30–8:30 p.m.
Zoom Meeting

Co-chairs: Dean Cummings and Mark Morrow

Committee meeting minutes submitted by: Mark Morrow

Committee members present: Scott Berger, Dean Cummings, Tim Flanigan, David Guetschow, Joe Hughes, Reece Johnson, Jim Marti, Mark Morrow, Ben Quam, Paul Toman

Committee member excused absence: Bill Richtman

Staff present: Leah Timberlake Sullivan

Guests: Ward 1 Councilmember Anika Bowie, Cathy Capone Bennett (Twin Cities Housing Alliance), Kevin Incitti, Noelle Jacquet-Morrison

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, March 17, 2025 6:30–8:30 p.m.
Zoom Meeting

Co-chairs: Dean Cummings and Mark Morrow

Committee meeting minutes submitted by: Mark Morrow

Committee members present: Paul Bakke, Scott Berger, KC Cox, Dean Cummings, Sarah Dvorak, Tim Flanigan, Joe Hughes, Reece Johnson, April King, Jim Marti, Mark Morrow, Lisa Nelson, Ben Quam, Deanna Seppanen, Paul Toman

Committee member excused absence:

Guests: Mike Hahm (United Village), Jarrod Fucci, Amy Dunn (Breakaway Festival), Thomas Fischer, Brennan Bonon, Seamus Healy, Tim Tibesar (2054 Laurel / Woodstock UST), Kathy Duffy