

Union Park District Council
MINUTES / Committee on Land Use and Economic Development
Monday, February 28, 2022, 6:30–8:30 p.m.
Zoom Meeting

Co-chairs: Bruce Corrie and Dean Cummings

Committee meeting minutes submitted by: Mark Morrow

Committee members present: Paul Bakke, Scott Berger, Josh Capistrant, Dean Cummings, Sarah Dvorak, Dan Elenbaas, Amy Gage, Joe Hughes, Kristina Kliber, Roger Meyer, Mark Morrow, Ben Quam, Sean Ryan

New committee members present: David Guetschow, Paul Toman

Guest Speakers: Jon Schwartzman, Matthew Lingam

Guest Neighbors: Hans Brenner and Karen Aguirre, Andrew Cleary and Louise Jacobs, KC Cox, David & Jill Guetschow, Noelle Jacquet-Morrison, Matthew Jungwirth, Jenny Keyser, Mary Larson, Darlene Levenson, Matthew Lingam, Jane McClure, Harmony Neal, Lisa Nelson, Patrice Roberts, Jeanne Weigum

Also in attendance: Duaa Yang, Legislative Assistant to Ward 4 Councilmember Mitra Jalali

Staff present: Abdulrahman Wako and Leah Timberlake

1. Welcome and Introductions; Consent Agenda

Bruce Corrie, co-chair of the Union Park District Council (UPDC) Committee on Land Use and Economic Development (CLUED), welcomed members of the community and encouraged active respectful participation in the meeting.

The February 28, 2022 meeting agenda and the January 24, 2022 meeting minutes were approved.

2. 1708 Selby Avenue (1712-1716) (Information Item / No Action)

Previous CLUED

Presentations: 10/18/2021

Previous CLUED

Actions: CLUED endorsed Mr. Schwartzman’s rezoning request for 1708 Selby Ave contingent on Mr. Schwartzman coming back to CLUED to present more concrete plans for the project and after exploring deeper affordability for the project

Developer: Fairway Property Management

Property Manager: Fairway Property Management

Architect: Mohagen Hansen

Construction Firm: information not provided

Financing: private

Existing Structures: 2 single family homes, 1 commercial building

Existing Zoning: RM2 (the parcel with the commercial structure was rezoned from B2 to RM2)

Proposed Structure(s): 1 building

5 levels

street level for parking (east half partially underground, west half at street level),

4 levels for apartments, Juliet-style balconies

38-40 units (mix of studio (475 sq ft) and 1 bedroom (750 sq ft))

height:	50 feet (RM2 maximum* = 50 feet)
front set back:	25 feet (RM2 minimum* = 25 feet)
east side set back:	10 feet (RM2 minimum* = 9 feet)
west side set back:	10 feet (partially occupied by a walk way) (RM2 minimum* = 9 feet)
rear set back:	10 feet (partially occupied by a walk way and stair way) (RM2 minimum* = 9 feet)

[*https://library.municode.com/mn/st._paul/codes/code_of_ordinances?nodeId=PTIILECO_TITVIIIIZOCO_CH66_ZOCOONDIUSDEDIST_ARTII66.200.REDI](https://library.municode.com/mn/st._paul/codes/code_of_ordinances?nodeId=PTIILECO_TITVIIIIZOCO_CH66_ZOCOONDIUSDEDIST_ARTII66.200.REDI)

Handicap Accessible:	yes
Exterior Materials:	information not provided
Environmental	
Concerns:	none stated
Green Initiatives:	exploring
Onsite Outdoor	
Parking:	none
Onsite Indoor	
Parking:	17-19 stalls
Charging Stations:	information not provided
Shared Vehicle Parking:	information not provided
Bicycle Parking:	information not provided
Rent:	(rent includes water, trash, and internet) 34-36 units at market rate (specific rent not available at this time), 4 units affordable (AMI not specified)
Variance:	None
Conditional Use	
Permit:	None
Site Plan Review:	
Building Permit:	
Construction Start:	Fall 2022
Construction End:	

Jon Schwartzman of Fairway Property Management presented their plans for 1708 Selby Avenue. Mr. Schwartzman stated that the project will include quite a bit of landscaping including trees, shrubs, and green space. Mr. Schwartzman is aware that there has been discussion about the height of the building and that it will not fit in the neighborhood. He stated that they will do whatever they can to buffer, particularly along the back, with landscaping and trees – though he later noted that they can only put green space and landscaping on their property.

The Committee thanked Mr. Schwartzman for his presentation.

Questions, suggestions, and concerns:

a) Inclusion of commercial space in this project

Mr. Schwartzman stated that because the parcels are zoned R rather than T, no commercial space will be included in this project.

b) Pedestrian concerns

To reduce the risk to pedestrians the developer was encouraged to minimize the width of the curb cut.

c) Environmental impact

d) Green initiatives

e) The City of St. Paul's declaration that we are in a climate emergency

The developer was urged to consider including green initiatives, including solar energy and charging stations, in this project.

It was noted that the City of St. Paul recently declared that we are in a climate emergency, and that declaration is a reason the City should be actively involved to minimize the environmental impact of this project. A concern was raised that the shadows cast by the 5 story structure could impact the ability of adjacent structures to use solar energy. It was noted that this section of Selby floods frequently.

f) Scale

g) Density

h) Compatibility with the City of St. Paul's 2040 Comprehensive Plan

There were comments in support of the density of this project. It was noted that higher density is a way to bring more people into our community.

There were concerns about the density of this project. A concern was raised that the size and density of this project are not consistent with the Comprehensive Plan's vision to develop the highest density around specified neighborhood nodes and for density to scale down from a node to the remainder of the neighborhood. The Plan calls for building massing, height, scale and design to transition from one district to those permitted in adjoining districts. This project is not within a specified neighborhood node, yet has a higher density than buildings at the node. An example was given of a design that was felt to be more compatible with the surrounding properties – a recent development at Selby and Victoria which is 3 stories with parking behind the structure which serves as a buffer to the adjacent properties. However, it was noted that this structure was zoned B rather than RM2. A concern was raised that the proposed structure will be too tall. A concern was raised that there should have been input from the neighborhood before the project was designed. A suggestion was made that there be increased communication. A request was made for renderings of the proposed structure which include adjacent structures to better understand how this will fit into the neighborhood. Duoa Yang, Legislative Assistant to Ward 4 Councilmember Mitra Jalali, acknowledged the concerns, but stated that Councilmember Jalali has a long history of advocating for more housing. Ms. Yang noted that this development will not go to the City Council again.

<https://www.stpaul.gov/departments/planning-and-economic-development/planning/citywide-plans/2040-comprehensive-plan>

i) Occupancy rates

It was suggested that the developer look at the occupancy rates in this neighborhood.

j) Access to Public Transportation

k) Snelling Avenue South Zoning Study

It was noted that there has not been public transportation on Selby Avenue since the 1990s and that this property was outside of the area recommended for zoning changes by the Snelling Avenue South Zoning Study. A concern was raised that the size, density, and off-street parking of this project are not consistent with the access that that this property has to public transportation.

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

l) Vehicle movement

It was noted that there is no alley behind this development and the 2 north-south streets are one-way.

m) Landscaping

It was noted that the side and rear setbacks are 10 feet, and that it is unlikely that trees will fare well in a 10 foot set back.

n) Site Plan

A concern was raised that the site plan shows that the lots on both Selby and Hauge are 119 feet deep (north-south), when the lots are actually 110 feet deep.

A motion was made to study the proposed development further and make a non-binding recommendation at the next meeting. The motion was seconded, but did not get approved.

Mr. Schwartzman expressed his appreciation for the comments and concerns, and expressed his intention to work with the neighbors.

3. Starbucks, 234 Snelling Avenue North – Removal of Drive Through (Information Item / No Action)

Architect: Matthew Lingham, Kimley-Horn
<https://www.kimley-horn.com>

Matt Lingham of Kimley-Horn presented plans for the redesign of the Starbucks at Snelling and Marshall. The drive through will be replaced with a walk up window and patio. Vehicle movement will be one way (enter on Marshall, exit on Snelling). There will be an increase from 10 vehicle parking spaces to 13 (the maximum allowable for this site) and an increase in bicycle parking. Curbing will be modified to make it difficult to exit back onto Marshall. Signage will be updated to make it clear that the entrance is on Marshall and the exit is on Snelling. Landscaping will be updated. At Starbucks's request, the landscaping will not include plants that attract bees.

Questions, suggestions, and concerns:

a) General

Support was expressed for this redesign, including one-way vehicle movement.

b) Signs should include the reminder not to block the street, bike lane, and sidewalk

It was suggested that the signs include the reminder not to block the street, bike lane, and sidewalk.

c) Multi-lingual signs

It was suggested that the signs include instructions in multiple languages.

d) A sign [on Marshall] that would indicate when the parking lot is full

It was suggested that there be a sign [on Marshall] that would indicate when the parking lot is full, similar to signs at some parking lots. Mr. Lingham stated that he did not think that Starbucks has used this type of sign at its other shops.

e) Marshall sidewalks (south side extending east from Starbucks)

It was noted that the sidewalk on the south side of Marshall does not extend very far to the east. Mr. Lingham stated that Starbucks does not own property to the east, but would support efforts to extend the sidewalk to the east.

4. 2021 Work Plan Performance Assessment

Sarah Dvorak led the review of the committee's performance on the 2021 work plan.

5. Announcements

As previously discussed, the City of St. Paul is considering changes to the zoning codes for 1-4 unit neighborhood-scale housing types to support a greater range of housing options in one family (RL-R4), two family (RT1) and townhouse (RT2) zoning districts.

The next virtual engagement session is Wednesday March 2, 2022 6:30 p.m. – 8:00 p.m.

<https://engagestpaul.org/1to4housingstudy>



- o Next CLUED meeting: **Monday, March 21, 2022, 6:30 p.m.**, Zoom meeting
 - o Next UPDC Board meeting: **Wednesday, March 2, 2022, 7:00 p.m.**, Zoom meeting
- UNION PARK DISTRICT COUNCIL**
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