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St. Paul Mixed Use Project – Snelling & Shields
Union Park District Council Committee – Land Use & Economic Development

RE: Board and Public comments/questions from 1.28.2019 Meeting with Scannell Properties

Bethlehem members and Pastor Scott were in attendance and introduced to Scannell and the project for the first time: Several comments from Bethlehem members as this was the first time they have seen the project description and met Scannell. Bethlehem and Scannell spoke after the meeting, and plan to have a follow up meeting with Pastor Scott (and any members) in the next week, with future discussions/meetings to likely be held. As Scannell moves forward, Bethlehem will be kept up to date with the project.

North bound Snelling Avenue traffic that is turning left onto Shields Avenue was a concern as the turn lane is short and could back up traffic: Scannell has engaged Wenck Associates to conduct a traffic study, which is currently in process of being completed. Upon receiving, Scannell will provide a better response to this comment.

Parking was a wide concern amongst several in attendance: Scannell is aware of the existing traffic congestion along the Snelling Ave corridor, and the future of its project adding vehicles to the area. Scannell is providing 87 parking stalls to its project, with 72 stalls designated for resident parking (0.60 ratio) and 15 stalls for non-resident parking. These 15 stalls that are non-reserved and open to the public are covered parking within the project and are in excess of the current parking on the existing site, which is approximately 10 stalls, with none open to the public as these stalls are private. In addition, Scannell will look to promote its residents to utilize public transportation or other means of travel.

Who will Scannell market the commercial space to? This question was mentioned by one of the board members. Scannell will bring on a local retail broker to market the space to all types of retail, with a likely emphasis on restaurant users, but not to exclude any type of use. Scannell will look at the best fit and complement to the area from a commercial standpoint. As provided in its presentation, Scannell has recently opened mixed use projects with local businesses leasing within its commercial space, one in which opens in February that Scannell helped launch there second location. We will look at former Midway (displaced) tenants, all sorts of local prospects, and any regional or national prospects.

Construction timing: Summer 2019 is the target to commence construction. As we move through our public approvals and get closer to this target, we will continue to provide updates to UPDC. Assuming we make our target goal of summer construction commencement, we will work with our general contractor on schedule, and work to provide a multiple week “look ahead” so the neighborhood can be made aware of construction work ahead of time.

How else are we working with Wellington: Scannell and Wellington have both been in communication and shared goals for each project and the overall area. We will continue to communicate and ensure we are coordinating appropriately, especially on construction work and logistics, to lessen any impact on the neighborhood we can during construction. We understand we can't control or solve for all concerns and that the area will have temporary disruption during parts of construction, but we will do our best to communicate together these impacts and ease disruption the best we can.