



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
651-695-4005 Fax 651-695-4019
Email: hdc@visi.com

Resolution to Review and Update the Shepard Davern Small Area Plan and Overlay Districts

Whereas, in the fall of 2011 the Highland District Council(HDC) requested the City of Saint Paul complete a review of the Shepard Davern small area plan; and

Whereas, the Department of Planning and Economic Development accepted applications for a task force to help study the transportation, housing, parks and recreation and land use in the defined area; and

Whereas, the Shepard Davern Task Force met monthly over the course of 2013 and into the spring of 2014 to update the existing plan and discuss the future vision of the neighborhood; and

Whereas the Task Force has updated the Highland District Council at every board meeting throughout the process, and presented their findings and the amendment to the HDC community development committee in July of 2014 and to the HDC Board in Sept of 2014; and

Whereas, the City of Saint Paul's Planning Commission recommends updating the existing District 15 Highland Park Neighborhood Plan and retiring the former Shepard Davern Small Area Plan.
Therefore,

Be it resolved, that the Highland District Council supports the Shepard Davern updates to the District 15 Highland Park Neighborhood Plan and Plan Summary; and

Be it further resolved, that the Highland District Council supports improvements to the Shepard Davern area as a Gateway to the City of Saint Paul.

Adopted on October 2, 2014
By the Highland District Council



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
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Email: hdc@visi.com

October 15, 2014

Planning Commission
City of Saint Paul

Dear Planning Commissioners:

The Shepard Davern Small Area Plan (adopted by the Saint Paul City Council in 1999) and its related Shepard Davern Commercial and Residential Redevelopment Overlay Districts were created before Traditional Neighborhood Zoning Districts were established in the City's zoning code. Following a City Council amendment to the Overlay Districts in 2011, the Highland District Council (HDC) requested the Saint Paul Planning Commission initiate a review and update of the Shepard Davern Small Area Plan.

The HDC worked with Saint Paul Planning and Economic Development to establish a Shepard Davern Task Force, which included individual, business and non-profit representatives of the Shepard Davern community. Since 2013 the Task Force reviewed transportation, housing, parks and recreation, and land use goals for the area in order to develop a modern, relevant vision for the neighborhood. The HDC received regular updates on the Task Force's work and had opportunities to review draft Plan recommendations when PED staff presented to the HDC's Community Development Committee (July, 2014) and Board of Directors (September, 2014).

The HDC supports improvements to the Shepard Davern area as a Gateway to the City of Saint Paul. As such, the HDC recommends adoption of the proposed Shepard Davern Area updates to the District 15 Highland Park Neighborhood Plan and Plan Summary. The HDC's approved resolution is attached.

The HDC thanks PED staff, the Shepard Davern Task Force and Planning Commission for their thoughtful work on the Shepard Davern Plan and commitment to bettering the neighborhood.

Sincerely,

Kathy Carruth
Executive Director
Highland District Council

Tia Anderson
President
Highland District Council

Beaulieu, Michelle (CI-StPaul)

From: Mona Winston <monajoan@me.com>
Sent: Thursday, October 16, 2014 7:48 AM
To: Beaulieu, Michelle (CI-StPaul)
Subject: Planning commission meeting

Follow Up Flag: Follow up
Flag Status: Completed

Michelle,

We are unable to attend the meeting but wish to express our views.

We strongly support:

1) MAINTAINING THE CURRENT ZONING FOR SIBLEY PLAZA AND THE APARTMENTS BEHIND, AND NOT CHANGING IT AS THE CITY STAFF HAS PROPOSED.

2) MAKING MCDONOUGH AN "ALTERNATIVE PARK" A HIGH PRIORITY IN THE DISTRICT 15 AND DAVERN-SHEPARD PLAN INSTEAD OF THE MAGNET FOR TRASH, DEBRIS, AND OVERGROWN MESS IT IS CURRENTLY.

3) ADDING TO THE DAVERN-SHEPARD PLAN AND DISTRICT 15 PLAN THE NEED TO ENSURE THAT REPRESENTATION FROM PROPERTY OWNERS LIVING CLOSE TO THE RAILROAD SPUR ARE INCLUDED IN ALL TASK FORCE OR STUDY GROUPS LOOKING AT ALTERNATIVE FUTURE USES FOR THOSE TRACKS AND PROPERTY.

Thank you.

Mona Austrian and Elliot Libman
2353 Youngman Avenue
St. Paul, MN 55116

Sent from my iPad

Beaulieu, Michelle (CI-StPaul)

From: Kent Petterson <terrace@winternet.com>
Sent: Tuesday, October 14, 2014 4:47 PM
To: Beaulieu, Michelle (CI-StPaul)
Cc: Kathy Highland District Council; Tia Anderson
Subject: Shepard Davern Study and Zoning Comments
Attachments: SD -2.docx

Hi Michelle

Attached are my comments on the SD zoning map. I have also mailed a hard copy.

Regarding the Shepard Davern plan language, i regret that it does not mention in substantive ways the following and suggest that it still should include:

- 1) Thoughtful neighborhood comments on the future need for a school in the neighborhood.
- 2) Despite the advisory spending a good portion of a meeting discussing the re-alignment of Hwy 5 to Shepard Rd. the plan does not comment on this high impact project.
- 3) The RCRRA River Corridor study implementation could have long term and significant impact on the neighborhood. That neighborhood concerns are not enumerated in context for the study is a big short coming.

Thanks for your work on the study, Kent Petterson

Clapp-Smith, Merritt (CI-StPaul)

From: Bill Rosenbloom <bill@airlineposters.com>
Sent: Wednesday, October 15, 2014 12:50 PM
To: Beaulieu, Michelle (CI-StPaul)
Cc: Clapp-Smith, Merritt (CI-StPaul); greg walker; Jack; Jerry Wertheimer; kathysoderberg@aol.com; khenk@pasterent.com; lkaiser@7thstreetstorage.com; macduffso1@gmail.com; mwaldman@stpauljcc.org; hdc@visi.com; Kantner, Libby (CI-StPaul); Kent Petterson
Subject: For Planning Commission

Michelle:

Here are my comments for the Planning Commission..

AS A MEMBER OF THE D/S TASK FORCE I, PERSONALLY, WOULD ASK THE PLANNING COMMISSION TO SUPPORT THE FOLLOWING:

1) THE NEIGHBORHOOD HAS SUPPORTED THE NEED TO MAINTAIN THE CURRENT ZONING FOR SIBLEY PLAZA AND THE APARTMENTS BEHIND, AND NOT CHANGE IT TO T3 AS

THE CITY STAFF HAS PROPOSED.

2) MAKING MCDONOUGH PARK AN "ALTERNATIVE PARK" (LOCATED ST PAUL AVE AND EDGCUMBE, ABOUT 7 ACRES), A HIGH PRIORITY IN

THE DISTRICT 15 AND DAVERN-SHEPARD PLAN . THE PARK CURRENTLY IS A MAGNET FOR TRASH AND DEBRIS, AND TO BE AN OVERGROWN MESS;
A TOTAL NEGATIVE FOR THE NEIGHBORHOOD.

3) ADDING TO THE DAVERN-SHEPARD AND DISTRICT 15 PLAN, THE NEED TO ENSURE THAT REPRESENTATION FROM PROPERTY OWNERS CLOSE TO THE RAILROAD SPUR

ARE INCLUDED IN ALL TASK FORCE OR STUDY GROUPS LOOKING AT ALTERNATIVE FUTURE USES FOR THE TRACKS AND ADJOINING RAILROAD PROPERTY.

Beaulieu, Michelle (CI-StPaul)

From: Barbara Sommers <sommers80@gmail.com>
Sent: Wednesday, October 15, 2014 8:01 PM
To: Beaulieu, Michelle (CI-StPaul)
Subject: Shepard Davern Planning Commission and Sibley Plaza

Follow Up Flag: Follow up
Flag Status: Completed

UPDATED:

Crosby and Barbara Sommers, residents at the Regency Condominium, 2275 Youngman Av., #205 W, St. Paul, MN, 55116 request that:

- the current zoning for Sibley Plaza and the apartments behind Sibley Plaza remain are not changed as the City Staff members have proposed.
- the property, McDonough Park/Preserve along St. Paul Avenue and Edgcumbe, become an "Alternative Park." Currently the property is a magnet for trash, debris, and overgrown weeds. Hundreds of residents, including children, live across St. Paul Avenue. It is not a good example for residents and children and does not show that their neighborhood is a safe and healthy place to live. The property has the potential to become an opportunity to be a park for the residents. The park should be a high priority in the Davern Shepard Plan and the District Hi
- the Davern-Shepard plan and District 15 plan needs to ensure that representation from property owners who live close to the railroad spur are included in all task force or study groups looking at alternative future uses for those tracks and property.

The neighborhood through which West 7th Street is an important "gateway to St. Paul. It is also a great roadway to and from the airport, Mall of America, and Fort Snelling. The lack of signage does not show that the City of St. Paul is investing in our neighborhood. We believe that there is great potential at this time to make improvements.

Thank you for reading.

Sincerely,
Crosby and Barbara Sommers

Beaulieu, Michelle (CI-StPaul)

From: Elana Stern <elanadana52@gmail.com>
Sent: Wednesday, October 15, 2014 3:28 PM
To: Beaulieu, Michelle (CI-StPaul)
Subject: Re: Can't make meeting

Follow Up Flag: Follow up
Flag Status: Completed

My address is: 1915 field Ave, St. Paul 55116

Sent from my iPhone

> On Oct 15, 2014, at 2:40 PM, Beaulieu, Michelle (CI-StPaul) <michelle.beaulieu@ci.stpaul.mn.us> wrote:
>
> Thank you for your comments. To include them in the packet of information for our Planning Commission, please include your home address for their records. If you have any questions or concerns please feel free to contact me.

>
> Best
> Michelle Beaulieu
>
>
>
> Michelle Beaulieu
> City Planner
> Planning and Economic Development
> 25 West Fourth Street, Suite 1300
> Saint Paul, MN 55102
> P: 651-266-6620
> michelle.beaulieu@ci.stpaul.mn.us

> -----Original Message-----

> From: elanadana52@gmail.com [mailto:elanadana52@gmail.com]
> Sent: Wednesday, October 15, 2014 11:17 AM
> To: Beaulieu, Michelle (CI-StPaul)
> Subject: Can't make meeting

>
> I would like to voice my support for Sibley Plaza to be totally renovated the way Pastor is planning for the development.
> Also, I would like the park space be attended to on St Paul Ave. to make this a park space.
> I would like to be informed and included in discussions on the Ford Canadian Pacific line which runs behind my property.
> Thank you ELANA STERN 651 699 2305
> Sent from my iPad