



ZFH 15-011-695
Highland Villas

Highland District Council
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Building a More Vibrant, Welcoming, and Safe Neighborhood

Resolution Regarding Development at 735 South Cleveland Ave.

WHEREAS, the *Saint Paul Comprehensive Plan* adopted in 2009, designates Highland Park as a Neighborhood Center, an area with compact, mixed-use development that provide services and employment close to residences; and,

WHEREAS, the *District 15 Highland Park Neighborhood Plan Summary*, adopted by the Saint Paul City Council in 2007, called for "rezoning portions of Highland Village to TN-2 to support mixed-use development and appropriate building design;" and,

WHEREAS, the Highland District Council (HDC) requested a zoning study of the Highland Village Business Corridor on January 21, 2010; and after a series of public and stakeholder meetings with property owners, the Neighborhood Planning Committee and Planning Commission, T2 zoning was approved for almost all Highland Village commercial properties by the City Council on April 13, 2011; and,

WHEREAS, the T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes; its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage; it encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods; and,

WHEREAS, the full 2005 *District 15 Highland Park Neighborhood Plan* (not part of the *Plan Summary* adopted by City Council) includes a goal of "new development in the Village shall be guided by architectural and urban design standards that create an attractive environment and do not negatively impact the adjacent residential areas;" and,

WHEREAS, the HDC's Community Development Committee hosted a public meeting on January 27, 2015, with TJL Development and about 40 residents on a proposed mixed-use development at 735 South Cleveland Avenue where the overwhelming response to the developer were concerns regarding:

- Height and mass of the building in proportion to neighboring commercial structures and single-family homes
- Natural light obstruction and noise pollution from the building in general, and particularly from balconies overlooking single-family homes on the west façade of the building
- Anticipated increase in traffic on an already busy corridor, and the ability of current traffic signals and flows to handle this increase



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- Expected increase in demand for on-street parking on neighboring residential streets from residents, employees and customers
- Pedestrian safety considering the proposed layout of parking ingress and egress with respect to sidewalks; alleys and other driveways
- Types of commercial tenants in consideration of the numerous fast food and quick casual restaurants already operating in the area, and the faster turnover driven by those tenants as compared to sit-down service restaurants
- Deliveries and trash pickup timing, frequency and location for a building of this scale and at this location
- Proposed number of small apartments in the building and turnover of lessees
- Potential for increased crime from increased density

WHEREAS, the HDC has received an unprecedented volume of feedback (through emails, calls and online forums) from neighbors and residents with concerns about the proposed building height and mass, parking, traffic and overall effect on the neighborhood; and,

WHEREAS, the HDC's Community Development Committee hosted a second public meeting on March 18, 2015, with TJL Development, City of Saint Paul PED, DSI, Public Works, and many neighbors to discuss the proposed 735 S. Cleveland Avenue development as submitted to the City for site plan review; and,

WHEREAS, the attendees of the March 18, 2015, HDC's Community Development Committee meeting reaffirmed the aforementioned concerns about the proposed building height and mass, parking, traffic, and overall effect on the neighborhood, resulting in a CDC Resolution requesting the Planning Commission's Zoning Committee hold a public hearing to listen to residents' concerns; Therefore,

BE IT RESOLVED, that the Highland District Council does not advocate for a four-story development at 735 S. Cleveland Avenue, and

BE IT FURTHER RESOLVED, that the Highland District Council requests that the proposed 735 S. Cleveland Avenue development do all that it can to include qualities that scale to a pedestrian level by including building façade articulation, architectural elements to help define primary entrances, and commercial façade street level windows and doors that allow views into and out of the interior, and

BE IT FURTHER RESOLVED, that the Highland District Council supports the following conditions on the proposed 735 S. Cleveland Avenue development if it proceeds:



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1. TJL Development's representatives continue to work with the HDC and neighbors on design details including:
 - Building materials
 - Size and location of windows and balconies on the west façade of the building to preserve the privacy of neighboring homes
 - Landscaping and continuation of the Village Streetscape along the property
 - Potential for outdoor patio restaurant seating on the property
 - Business and parking signage and lighting
 - Building access and pedestrian safety, including features to alert pedestrians to vehicle egress from the site
 - Location, timing and frequency of supplier deliveries, garbage and recycling pick-up, and snow removal
2. TJL's representatives consider real ways to reduce auto traffic to and from the development through implementing a Travel Demand Management Plan by working with an expert such as St Paul SmartTrips, or some similar group to help reduce traffic and parking in the neighborhood and promote multi-modal transportation
3. TJL's representatives work with Public Works to implement a stormwater management system that considers the area's high water table and layout of the site with respect to adjacent alleys and properties
4. TJL's representatives work with the HDC on construction details including timing, location of equipment and materials, parking for crew and employees, and mitigating impacts on neighboring residents and businesses during the phased development, and

BE IT FURTHER RESOLVED, that the Highland District Council requests the following of the City of Saint Paul in regards to the proposed 735 S. Cleveland Avenue development:

1. DSI confirms that the proposed design meets setback requirements with respect to the adjacent alley
2. DSI reverse its Site Plan Review recommendation to move garbage and recycling pick-up to the adjacent residential alley rather than the property's surface parking lot
3. Public Works consider the best options to help with traffic flow and pedestrian safety, such as by considering bump-outs on Cleveland Avenue, possible one-way traffic flow options, and on-street parking locations and requirements on adjacent streets.

Approved April 9, 2015
By the Highland District Council Board of Directors