

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Snelling Avenue Development **FILE #** 18-055-252
 2. **APPLICANT:** TJJ Development LLC **HEARING DATE:** May 10, 2018
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 246 Snelling Ave S, SE corner at St. Clair
 5. **PIN & LEGAL DESCRIPTION:** PIN: 102823220164, -0165, and -0166. Lots 1through 5, Block 4, Sylvan Park Addition.
 6. **PLANNING DISTRICT:** 14 **PRESENT ZONING:** T2 & T3
 7. **ZONING CODE REFERENCE:** § 61.501, § 66.331
 8. **STAFF REPORT DATE:** May 2, 2018 **BY:** Mike Richardson
 9. **DATE RECEIVED:** April 24, 2018 **60-DAY DEADLINE FOR ACTION:** June 23, 2018
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- A. **PURPOSE:** Conditional use permit (CUP) for building height: at the north wall in T3 zoning district, 55' allowed by right, 68'-4" proposed with CUP; at the south end of the east wall in T2 zoning district, 42'-4" allowed by right with stepbacks, 47' proposed with CUP and stepbacks; at the east end of the south wall in T2, 41' allowed by right with stepbacks, 47' proposed with CUP and stepbacks.
- B. **PARCEL SIZE:** 30,689 Square Feet
- C. **EXISTING LAND USE:** Commercial
- D. **SURROUNDING LAND USE:**
 - North: Mixed Use – St. Paul Corner Drug. Macalester College occupies the northwest corner of the intersection.
 - East: Mixed Use (North three-quarters of adjacent property) – Cinema Ballroom and 241 Brimhall Apartments; Single Family Residential (South one-quarter of adjacent property)
 - South: Commercial – Lund and Lange Florist (see History/Discussion for additional information)
 - West: Mixed Use – Former St. Clair Broiler (North half of adjacent property); Single Family Residential (South half of adjacent property)
- E. **ZONING CODE CITATION:** § 61.501 lists general conditions that must be met by all conditional uses; §66.331 established dimensional standards for Traditional Neighborhood Districts, and provides for additional height with a conditional use permit.
- F. **PARKING:** Zoning Code § 63.207 requires 95 stalls for the proposed residential uses, taking into account reduction allowed in Traditional Neighborhood districts per § 66.341(a) and § 66.342(a). The bicycle parking adjustment in § 63.210(b) reduces this to 86. The proposal includes 87 parking stalls and 96 secured bike racks for residents. The retail use requires 10 parking stalls and one bike parking space. The project includes 11 parking stalls and space for 4 bikes.
- G. **HISTORY/DISCUSSION:** The applicant is proposing to build a 118-unit mixed-use building at the southeast corner of Snelling and St. Clair Avenues, 246-258 Snelling Avenue. First floor retail space will be located at the northwest corner of the building, at the intersection of Snelling and St. Clair. Resident amenities and dwelling units will make up the remainder of the Snelling-facing part of the building. The remainder of the building will consist of residential units. Structured parking will be located underground and in the east half of the first floor of the building. The building heights proposed require a conditional use permit in three areas.

The project would be built on the site currently occupied by the vacant Sweeney's Cleaners and Rosemark Bakery. The site was included in the 2017 Snelling Avenue South Zoning Study, which resulted in a rezoning of these parcels from B2 to T2 and T3. The Saint Clair stop of the A-Line is located on the north side of Saint Clair, across from the property.

A site plan has been submitted for the property immediately to the south and was conditionally approved on April 23, 2018. The proposed project is a one-story, 8,000 square foot commercial building.

H. **DISTRICT COUNCIL RECOMMENDATION:** The District 14 Council passed a resolution supporting the CUP application on April 25, 2018.

I. **FINDINGS:**

1. The applicant is proposing to build a 118-unit mixed-use building at the southeast corner of Snelling and St. Clair Avenues, 246-258 Snelling Avenue. The building heights proposed require a conditional use permit in three areas. These areas differ in their allowed heights and “base of measurement.” The differences in these areas are a result of the project sitting on parcels with different zoning designations (T2 and T3) and abutting parcels with zoning designations that impact dimensional standards of the project.

The three areas are as follows:

- North wall in T3 zoning district: 55' allowed by right, 68'-4" proposed with CUP
- South end of the east wall in T2 zoning district, 42'-4" allowed by right with setbacks, 47' proposed with CUP and setbacks
- East end of the south wall in T2, 41' allowed by right with setbacks, 47' proposed with CUP and setbacks.

The following table summarizes the requirements by floor and zoning condition:

	T3	T2 abutting T2	T2 abutting R4
Floors 1-3	OK by right	OK by right	OK by right
4th Floor	OK by right	OK by right	OK by right on N, W CUP required for 4'8" on E CUP required for 6' on S
5th Floor	OK by right on E, S, W See 6th floor for N	N/A	N/A
6th Floor	OK by right on E, S, W CUP required for 13'4" on N	N/A	N/A

2. §61.501 lists five standards that all conditional uses must satisfy:

(a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The project is located in a Mixed Use Corridor per the Comprehensive Plan, which supports development on primary thoroughfares served by public transit and contains a mix of uses. Land Use Policy 1.24 “support[s] a mix of uses on Mixed-Use Corridors.” Land Use Policy 1.25 “promote[s] the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multi-family residential development.” Land Use Policy 1.28 “promote[s] conditions that support those who live and work along Mixed-Use Corridors, including frequent transit service, vibrant business districts, and a range of housing choices.

The Macalester-Groveland Community Plan “support[s] multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue” (H2.5); calls to “maintain and/or establish zoning that encourages higher-density (taller) development at the intersection of mixed-use corridors and lower-density (shorter) development at mid-block of mixed-use corridors” (LU1.2); and “supports land use that preserves Macalester-Groveland as a uniquely connected, walkable, mixed-use sustainable neighborhood with a pedestrian-oriented human-scale streetscape” (LU1).

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The proposal reduces curb cuts on the Snelling side of the project from two to one, locating it as far from the intersection as possible. It is two-way access that leads to secured resident-only parking. One curb cut remains on St. Clair to

access the ground level parking that will serve both the public and private residents. Public Works Transportation Planning reviewed the site plan and had minor corrections, but no substantive functional issues.

- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. Snelling Avenue is a major corridor in the city, with mixed use development present at major intersections, such as Saint Clair. The arrangement of the proposed uses is consistent with the character of mixed use development on nearby mixed use corridors, with retail anchoring the corner, active amenity uses on the first floor, and the majority of the residential units above the first floor. Brick is used on the pedestrian-level facades on Snelling and Saint Clair, consistent with materials used in many other buildings in the area. The proposed building steps down significantly as it approaches the single family development to the southeast to reduce impact. A shadow study was conducted for use by the Committee and included in the packet.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The presence of the proposed building would not prevent development consistent with the Comprehensive Plan, area plans, and existing zoning.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for building height allowing an additional 13'-4" for a total height of 68'-4" at the north wall in T3 zoning district, allowing an additional 4'-8" for a total height of 47'-0" at the south end of the east wall in T2 zoning district, and allowing an additional 6'-0" for a total height of 47'-0" at the east end of the south wall in T2, subject to the following additional condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only
File # 18-055252
Fee: 840⁰⁰
Tentative Hearing Date:
5-10-18

PD=14

102823220164(246)
102823220165(252)
102823220166(258)

APPLICANT

Name TJC DEVELOPMENT LLC
Address 2416 EDGECUMBE ROAD
City ST PAUL St. MN Zip 55116 Daytime Phone 612 751 1919
Name of Owner (if different) JIM LAVALLE
Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address / Location 246, 252 + 258 SNELLING AVENUE SOUTH
Legal Description SEE ENCLOSED SURVEY
Current Zoning T3 + T2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
Chapter 61.50 or 66.331(9) Section 66.331(F) Paragraph _____ of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

SEE ENCLOSED NARRATIVE

CLC 3262
840⁰⁰

Required site plan is attached

Applicant's Signature [Signature] Date 4.19.18 City Agent [Signature]
4-19-18

**TJL Development LLC
2416 Edgcumbe Road
St Paul MN, 55116
612-751-1919**

4/17/18

Mike Richardson
Tia Anderson
Josh Williams
City of Saint Paul
Planning and Economic Development Department
25 West Fourth Street
1400 City Hall Annex
Saint Paul, MN 55102

Re: Redevelopment of 246 – 258 Snelling Avenue, Saint Paul

Mike, Tia and Josh,

I am excited to be involved in the redevelopment of two properties located at the south east quadrant of Snelling Avenue and St. Clair Avenue. The two properties, commonly known as Sweeney's Cleaners and Rosemark Bakery, have been vacant for several months, are in disrepair and pose blight on the neighborhood and community. I have a binding purchase agreement with the owners of the Sweeney's Cleaners and purchased the Rosemark Bakery property in March of this year.

We are proposing to demolish both buildings remediate the existing pollution and develop a mixed-use building that contains community retail space, market rate apartments and parking to serve those uses. The site is located in a vibrant, mature and sophisticated urban environment that has access to the A Line Rapid Bus line, access to numerous retail and restaurant, entertainment, and educational establishments. It's important to recognize these built in neighborhood amenities. The project will emphasize and promote healthy living by utilizing and promoting the pedestrian and transit environment that already exists. The building mass has been articulated, setback and stepped to respect the surrounding neighbors, give the building uniqueness and comply with the design standards of the zoning code.

The proposed building will consist of one level of underground parking containing approximately 70 parking stalls with ingress and egress from Snelling Avenue. This parking will serve the residential component of the project. The parking garage will also contain a pet washing station, close to 100 bicycle parking racks and mechanical and electrical facilities. The first floor of the project will contain approximately 4,000 square feet of retail space oriented towards the intersection of Snelling and St. Clair, a lobby with fitness and amenity spaces for the residents of the building, a bicycle repair shop for the residents use and three walk-up townhome type dwelling units. The first floor will

also have public and private parking accessed from St. Clair Avenue to serve both the retail and residential uses. In the second through sixth floors the project proposes 118 market rate apartments. We are proposing a unit mix that contains alcove, one and two-bedroom units. We are planning to coordinate real time Metro Transit monitors in the lobby and work with one of the shared cars providers to have shared vehicles located at the building.

We believe the project is consistent with all the regulations and intent of the Saint Paul Comprehensive Plan, the Saint Paul zoning code and the Macalester Groveland District Council small area plan. Recently, in 2017, the Saint Paul City Council rezoned the properties under this proposal Traditional Neighborhood zoning. Specifically, 248 and 252 Snelling Avenue was rezoned T-3 and 258 Snelling was rezoned to T-2.

We respectfully request site plan approval and a conditional use permit to allow the project to advance.

Findings for the Conditional Use Permit:

The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The southern section of the building is located in the T2 District and the northern section is located in the T3 District. A conditional use permit (CUP) is requested to allow the T2 section of the building to be 45' high, plus height beyond 45' that is allowed with additional building setbacks. The tallest part of the T2 section will be 47'. The CUP is also required to allow the T3 section of the building exceed 55' for relatively small areas that do not meet the setback to height ratio that would allow the proposed 68'-4" height as of right. The proposed building height meets the following required findings for approval of a conditional use permit.

(a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.

The Comprehensive Plan designates both Snelling and St. Clair adjacent to the site as Mixed-Use Corridors. The proposed uses – ground floor commercial with residential on floors one through six – is consistent with this designation. Mixed Use Corridors are targeted for residential densities of 30-150 units per acre. The proposed density slightly exceeds this range, but the additional density is consistent with the intent of the plan in this particular location, due to the intersection of two Corridors, the adjacency of the A Line rapid bus route, and the proximity of the site to employment opportunities and academic institutions.

The site is located within the boundaries of the Macalester-Groveland Community Plan and is also consistent with the following policies of that subarea plan:

Land Use LU1: Support land use that preserves Macalester-Groveland as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape.

Land Use LU1.1: Maintain and/or establish zoning that encourages compact development along mixed-use corridors that incorporates a mix of uses

Land Use LU1.2: Maintain and/or establish zoning that encourages higher-density (taller) development at the intersection of mixed-use corridors

Housing H2.5: Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue.

(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.

There will be two access points to the site, which will calmly distribute traffic impacts on the adjacent street. The majority of the residents' parking will be in the underground garage, accessed from Snelling. Parking for the retail uses and additional resident parking will be located in an at grade garage accessed from St. Clair. The development meets vehicular parking requirements and greatly exceeds bike parking requirements of the city standards. Traffic impacts for this development will be reduced because residents and customers will be able to utilize alternative modes of travel because of the walkable, bikeable, amenity-rich location, the adjacency of the A Line, and the proximity of the site to employment centers and higher educational institutions.

(c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.

The proposed design and height of the building are compatible with the existing character of the area. The project will replace the existing blighted buildings with a highly-articulated, thoughtfully-designed building that incorporates human scale features on the ground floor that engage with and enhance the public realm. The design is compatible with its urban setting and utilizes brick and decorative patterning on the first floor to reflect the historic materials on neighboring buildings at the intersection and surrounding area. The placement of the building at the sidewalk and the large windows promote eyes on the street and a vibrant pedestrian experience. The proposed height is appropriate for this intersection of two Mixed Use Corridors and steps down toward the lower density areas to the south and east. The project will comply with building and other life-safety related code requirements to protect the public health, safety and general welfare.

(d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

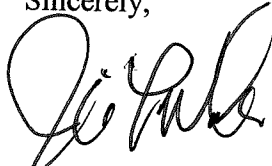
The use and proposed height of the building will not impede the normal and orderly development and improvement of surrounding property. The development respects the lower density character of property to the south and east by incorporating setbacks and stepbacks along those property lines. The height and pedestrian-oriented design of the building are consistent with the land use guidance of the comprehensive and subarea plans and promotes the type of development sought by those plans. The density and transit-oriented character of the project will enhance the vibrancy and vitality of this commercial node and the neighborhood businesses.

(e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

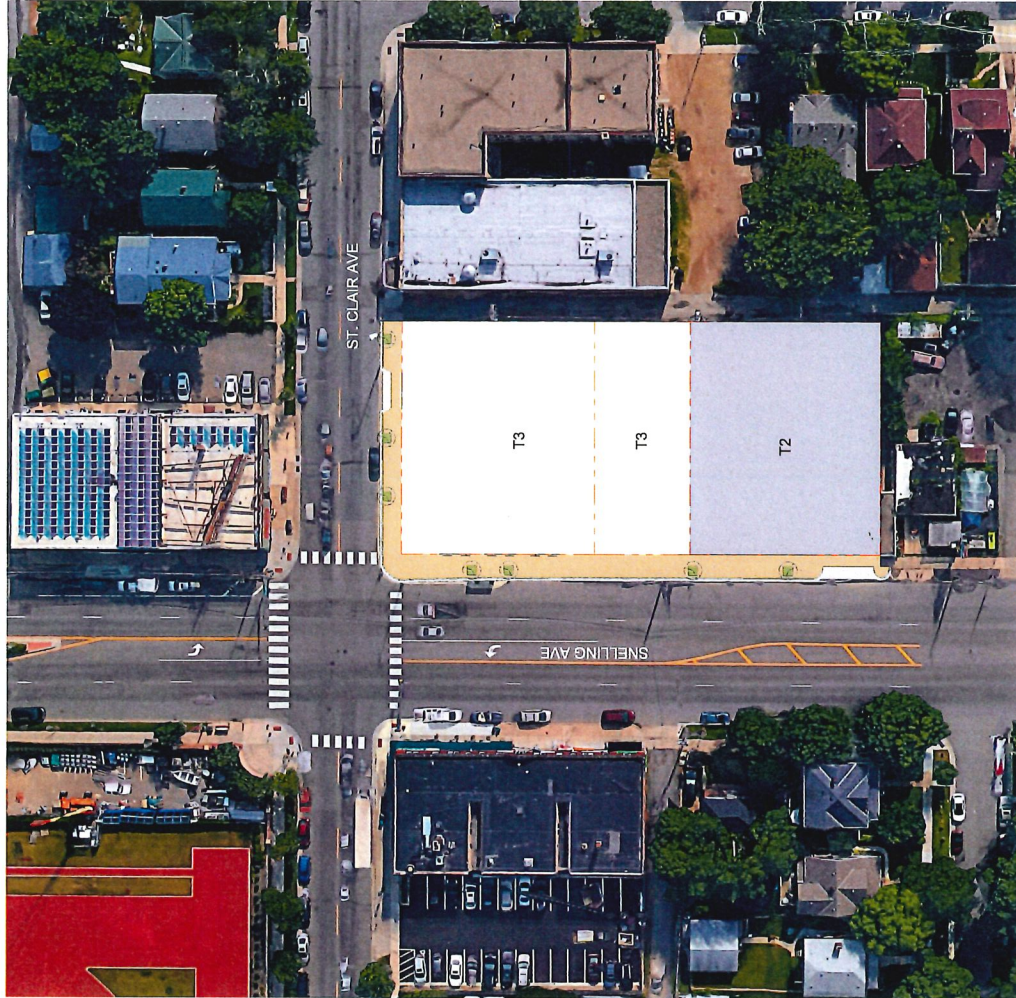
The project will comply with all applicable standards of the T3 and T2 Districts and the requirements for site plan approval.

We respectfully request site plan approval and a conditional use permit to allow the project to advance to physical development.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim LaValle". The signature is stylized with a large initial "J" and a long, sweeping underline.

Jim LaValle



Zoning Map
1" = 350'

DEVELOPMENT SUMMARY:
 3 LOTS
 246, 252, 255 SNELLING AVENUE SOUTH
SITE ADDRESS:
 30,688 SF (APPROXIMATE)
SITE AREA:
 ADJUSTMENT FOR CALCULATING F.A.R. PER SEC. 63.101:
 ADJUSTED SITE AREA: 30,688 + 1,646 = 32,335 SF (APPROXIMATE)
ZONING:
 PER TABLE 63.131:
 246, 252 SNELLING AVE S = T3 (MAX HT. = 65')
 258 SNELLING AVE S = T2 (MAX HT. = 35')
 LOTS 246 AND 252 (8) FLOORS AT 2 (REQUIRES CUP).
 LOT 258 (4) FLOORS AT 2 (REQUIRES CUP).
 TYPE IIB CONSTRUCTION, FULLY SPRINKLED.

GROSS BUILDING AREA BY FLOOR (64)

Floor	Area (SF)
Garage	27076 SF
1st Floor	20693 SF
2nd Floor	20693 SF
3rd Floor	20693 SF
4th Floor	20693 SF
5th Floor	20693 SF
6th Floor	19441 SF
Grand Total	130328 SF

GROSS AREA WITHOUT GARAGES (64)

Floor	Area (SF)
1st Floor	11865 SF
2nd Floor	20693 SF
3rd Floor	20693 SF
4th Floor	20693 SF
5th Floor	20693 SF
6th Floor	19441 SF
Grand Total	84668 SF

PARKING SCHEDULE

Category	Count
RESIDENTIAL - GARAGE LOWER LEVEL	17
RESIDENTIAL - GARAGE UPPER LEVEL	70
RETAIL - OPEN GARAGE LOWER LEVEL	11
RETAIL - OPEN GARAGE UPPER LEVEL	30
Grand Total	128

RESIDENTIAL EFFICIENCY RATIO TOTAL

Use	Area (SF)	Percentage
CIRCULATION	7965 SF	5%
COMMON SPACE	2444 SF	3%
OFFICE/RETAIL	70128 SF	45%
LEASABLE UNIT	7189 SF	3%
SERVICE	2789 SF	3%

UNIT MIX BY TYPE (64)

Name	Count	Percentage
1 BED	75	64%
2 BED	15	14%
ALCOVE	26	22%
Grand Total	116	

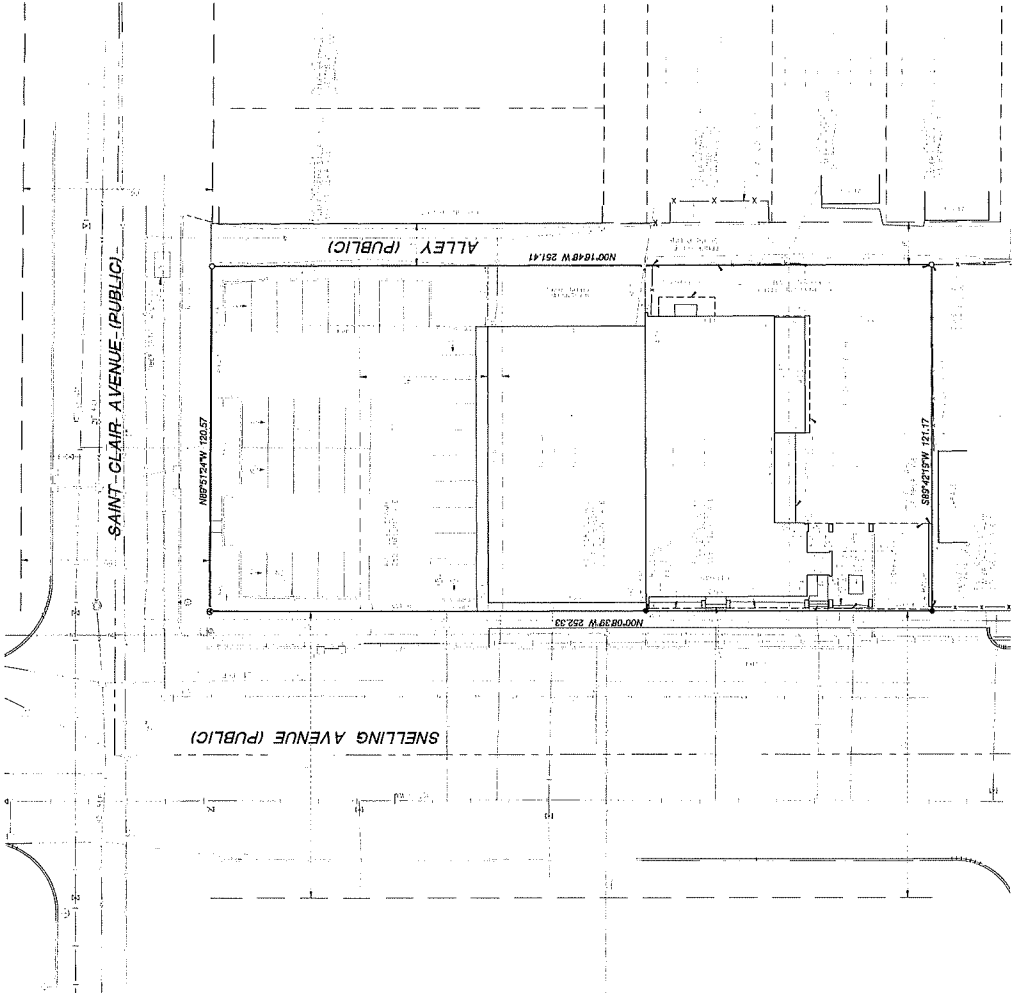
UNIT MIX SUMMARY

Name	Type	Count	Avg. Area
UNIT A	1 BED	4	801 SF
UNIT B	1 BED	16	391 SF
UNIT C	1 BED	3	770 SF
UNIT D	2 BED	3	770 SF
UNIT E	ALCOVE	3	460 SF
UNIT F	ALCOVE	3	533 SF
UNIT G	ALCOVE	3	639 SF
UNIT H	1 BED	3	627 SF
UNIT I	1 BED	3	773 SF
UNIT J	1 BED	3	773 SF
UNIT K	1 BED	3	773 SF
UNIT L	2 BED	5	1123 SF
UNIT M	ALCOVE	5	530 SF
UNIT N	ALCOVE	5	509 SF
UNIT O	ALCOVE	5	481 SF
UNIT P	ALCOVE	5	481 SF
UNIT Q	1 BED	4	779 SF
UNIT R	1 BED	1	748 SF
UNIT S	1 BED	1	748 SF
UNIT T	1 BED	1	903 SF
UNIT U	2 BED	2	1033 SF
UNIT V	2 BED	2	1033 SF
UNIT W	2 BED	1	1033 SF
UNIT X	2 BED	1	1033 SF
UNIT Y	2 BED	1	1033 SF
Grand Total		118	

PARKING:
 MIN. REQ. BY ZONING PER TABLE 63.207 WITH ZONE T2 & T3 REDUCTIONS:
 SEC. 63.241 & 63.242 SPACE PER BR = 1.5 SPACE PER 2 BR
 = ((0.1) x 1) ((0.1) x 1.5) = 128 STALLS REQUIRED
 MIN. REQ. PARKING MAY BE REDUCED BY 25%
 BIKE PARKING REQ. PER SEC. 63.210(02):
 = 118 DWELLING UNITS / 14 = 8 BIKES REQUIRED
 RETAIL AT T3
 = 1 SPACE PER 400 SF
 = 4,978 SF / 400 SF = 10 STALLS REQUIRED
 "NO REDUCTION ALLOWED"
 RETAIL TOTAL
 = 10 STALLS REQUIRED
 BIKE PARKING REQ. PER SEC. 63.210(01):
 = 11 STALLS = 1 BIKE REQUIRED

E&B:
 PER TABLE 63.132:
 T2
 = 0.3 - 3.0 FAR WITH STRUCTURED PARKING
 = 0.2 - 3.0 FAR
 GROSS = 56,405 SF / 12,233 SF
 FAR PROVIDED = 2.38

BIKE PARKING REDUCTION PER SEC. 63.210(0):
 (APPLIES TO RESIDENTIAL ONLY)
 APARTMENT
 = 10% REDUCTION MAX. REDUCTION ALLOWED
 = 9 = 9 ADDITIONAL BIKES REQUIRED
 PARKING REDUCTION CALCULATION FOR APARTMENT
 = 8 + 38 = 46 BIKES REQUIRED
 PARKING PROVIDED = 87 STALLS & 44 BIKES INCLUDING 4 ACCESSIBLE SPACES
 RETAIL
 = 10 STALLS REQUIRED
 = 1 BIKE REQUIRED
 PARKING PROVIDED = 11 STALLS & 4 BIKES INCLUDING 1 ACCESSIBLE SPACE
 "MIN. REQ. ACCESSIBLE SPACES PER SEC. 63.213:



PROPERTY DESCRIPTION

Lot 3, Block 4, and the South 4th and 5th of Block 4, 3rd and 4th Addition to the City of Saint Paul, and Lot 5 and the South 5th of Lot 2, Block 4, 3rd and 4th Addition to the City of Saint Paul, Ramsey County, Minnesota.

Adjacent Property

and

Lot 4 and 5, Block 4, 3rd and 4th Addition to the City of Saint Paul, Ramsey County, Minnesota.

Adjacent Property

CERTIFICATION

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standards for Professional Land Surveyors, Minnesota Statutes, Chapter 560B, and the Rules of the Board of Professional Land Surveyors, Minnesota Rules, Chapter 8500.01, and the Rules of the Board of Professional Land Surveyors, Minnesota Rules, Chapter 8500.02, and that the survey was completed on March 22, 2018.

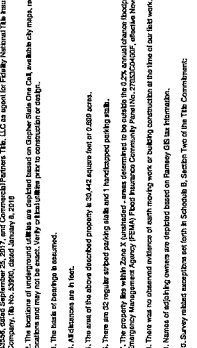
Date of Plan or Map: APRIL 8, 2018

Surveyor: **ALLIANT SURVEYING**

Minnesota License No. 19425

NOTES

- The survey and the property description shown here are based upon information furnished in the contract for the survey, dated September 25, 2017, and Commissioned Through The LUT as signed for Frank J. Nestor, The Minnesota Company, Inc. No. 20096, dated January 9, 2018.
- The survey was conducted in accordance with the Minnesota Rules, Chapter 8500.01, and the Rules of the Board of Professional Land Surveyors, Minnesota Rules, Chapter 8500.02, and that the survey was completed on March 22, 2018.
- The basis of bearings is assumed.
- All dimensions are in feet.
- The area of the above described property is 35,442 square feet or 0.809 acre.
- There are 67 regular and/or parking stalls and 1 handicapped parking stall.
- The survey was conducted in accordance with the Minnesota Rules, Chapter 8500.01, and the Rules of the Board of Professional Land Surveyors, Minnesota Rules, Chapter 8500.02, and that the survey was completed on March 22, 2018.
- There was no observed evidence of earth moving work or building construction at the time of this survey.
- Name of adjoining owners are indicated based on Ramsey GIS tax information.
- Survey exhibit map(s) are set forth in Schedule B, Section Two of the Title Commitment.



239 Park Ave S, Ste 300
 Minneapolis, MN 55415
 (763) 573-2300
 (612) 253-2888
 www.alliant-inc.com

ALLIANT
 SURVEYING

246 SNELLING AVE
 ST. PAUL, MN

DATE ISSUED: 4/8/18
 SCALE: 1"=40'
 JOB NO.: 180440
 FIELD CRYW: BCG/DJ/JUG

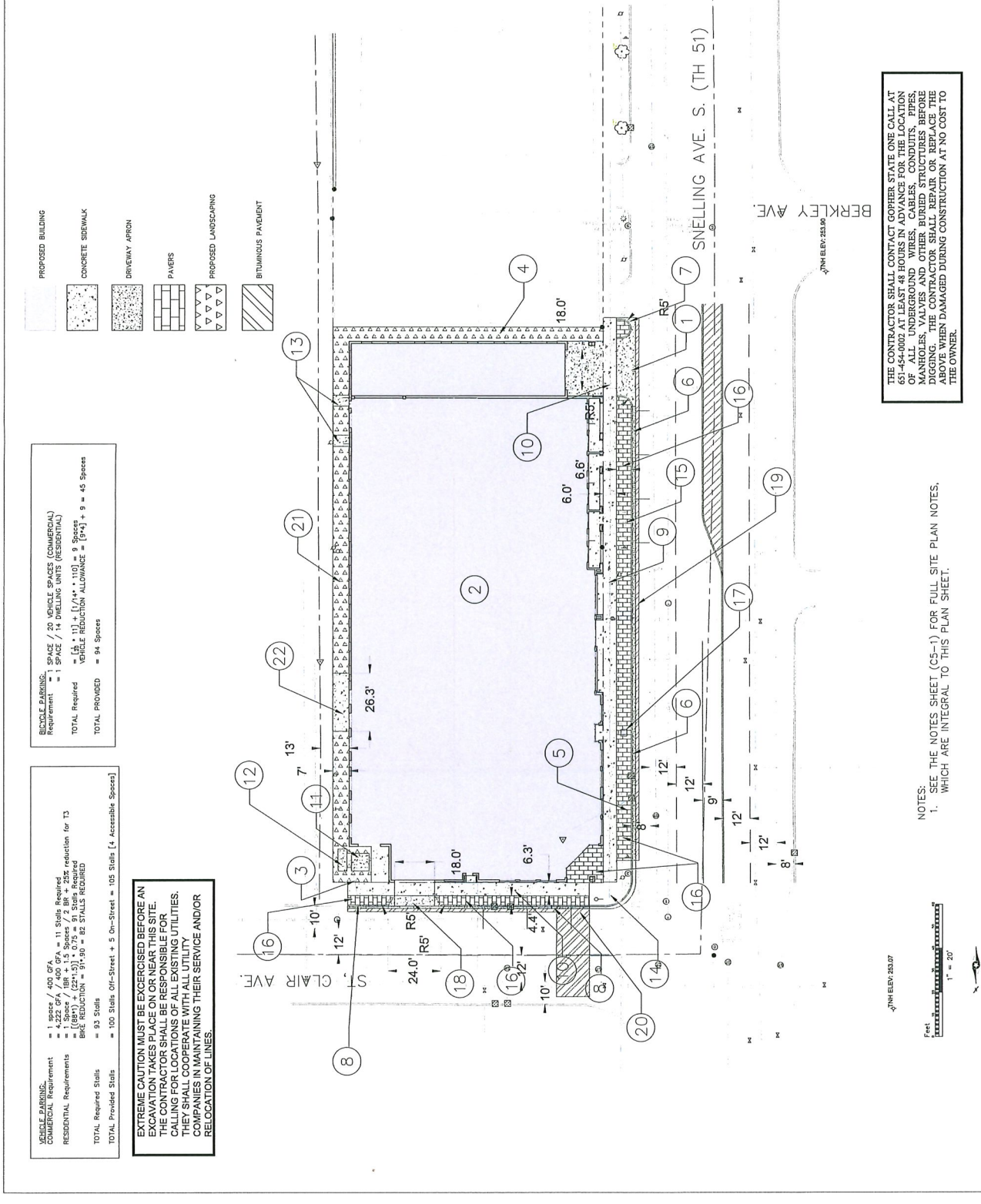
0 10 20 40
 FEET
 IN

SITE PLAN

Snelling & St. Clair Apartments
246-258 Snelling Ave. S.
St. Paul, MN

03.06.18	04.17.18	04.17.18	04.17.18
03.06.18	04.17.18	04.17.18	04.17.18
03.06.18	04.17.18	04.17.18	04.17.18
03.06.18	04.17.18	04.17.18	04.17.18

- 1 NEW TYPE 1 DRIVEWAY PER CITY STANDARDS.
- 2 PROPOSED BUILDING. SEE ARCHITECTURAL PLANS.
- 3 COORDINATE RELOCATION OF OVERHEAD POWER LINE WITH UTILITY PROVIDER. SEE UTILITY PLAN.
- 4 PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLANS.
- 5 COORDINATE REMOVAL OF BENCH WITH ADVERTISING DETAILS. SEE SIGNAGE DETAILS.
- 6 NEW 8" CURB & GUTTER PER MNDOT STANDARDS.
- 7 THE INTO EXISTING DRIVEWAY.
- 8 NEW 8" CURB & GUTTER PER CITY STANDARDS.
- 9 NEW 4" CONCRETE SIDEWALK PER MNDOT STANDARDS.
- 10 NEW 6" CONCRETE SIDEWALK PER CITY STANDARDS.
- 11 NEW CONCRETE TRANSFORMER PAD.
- 12 NEW CONCRETE GENERATOR PAD.
- 13 NEW CONCRETE STOOP.
- 14 PROTECT EXISTING SIDEWALK AND CURB RAMP TO REMAIN.
- 15 NEW BIKE RACKS. SEE LANDSCAPE PLAN.
- 16 NEW STAMPED CONCRETE. SEE LANDSCAPE PLAN.
- 17 REPLACE SALVAGED TRASH CAN.
- 18 NEW TYPE 7 DRIVEWAY PER CITY STANDARDS.
- 19 NEW BITUMINOUS PAVEMENT PER MNDOT STANDARDS. MATCH EXISTING PAVEMENT SECTION WORK SHALL BE COMPLETED BY CITY STREET MAINTENANCE DEPT. SEE NOTES SHEET CS-1.
- 20 NEW BITUMINOUS PAVEMENT PER CITY STANDARDS. MATCH EXISTING PAVEMENT SECTION WORK SHALL BE COMPLETED BY CITY STREET MAINTENANCE DEPT. SEE NOTES SHEET CS-1.
- 21 INSTALL PERMEABLE SOILS IN LANDSCAPE AREA ALONG THE EAST SIDE OF THE BUILDING (E.G., ADJACENT TO THE ALLEY).
- 22 CONCRETE PAD FOR TRASH REMOVAL OPERATIONS.



BIKE PARKING:
 SPACE / 20 VEHICLE SPACES (COMMERCIAL)
 Requirement = 1 Space / 14 DWELLING UNITS (RESIDENTIAL)
 TOTAL Required = (68 * 1) + (1/14 * 1100) = 8 Spaces
 VEHICLE REDUCTION ALLOWANCE = (94) + 8 = 45 Spaces
 TOTAL PROVIDED = 84 Spaces

BIKE PARKING:
 1 space / 400 GFA
 Commercial Requirement = 422 GFA / 400 GFA = 11 Stalls Required
 Residential Requirements = (1800) + (224 * 13) + 0.05 = 91 Stalls Required
 Bike Reduction = 91 - 8 = 83 Stalls
 TOTAL Required Stalls = 93 Stalls
 100 Stalls Off-Street + 5 On-Street = 105 Stalls [4 Accessible Spaces]

EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. THE LOCATION SHALL BE RECONSIDERED FOR CONSTRUCTION OF ANY TYPE OF UTILITY. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT Gopher State ONE CALL AT 888-484-4848 FOR ALL UTILITIES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES AND OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

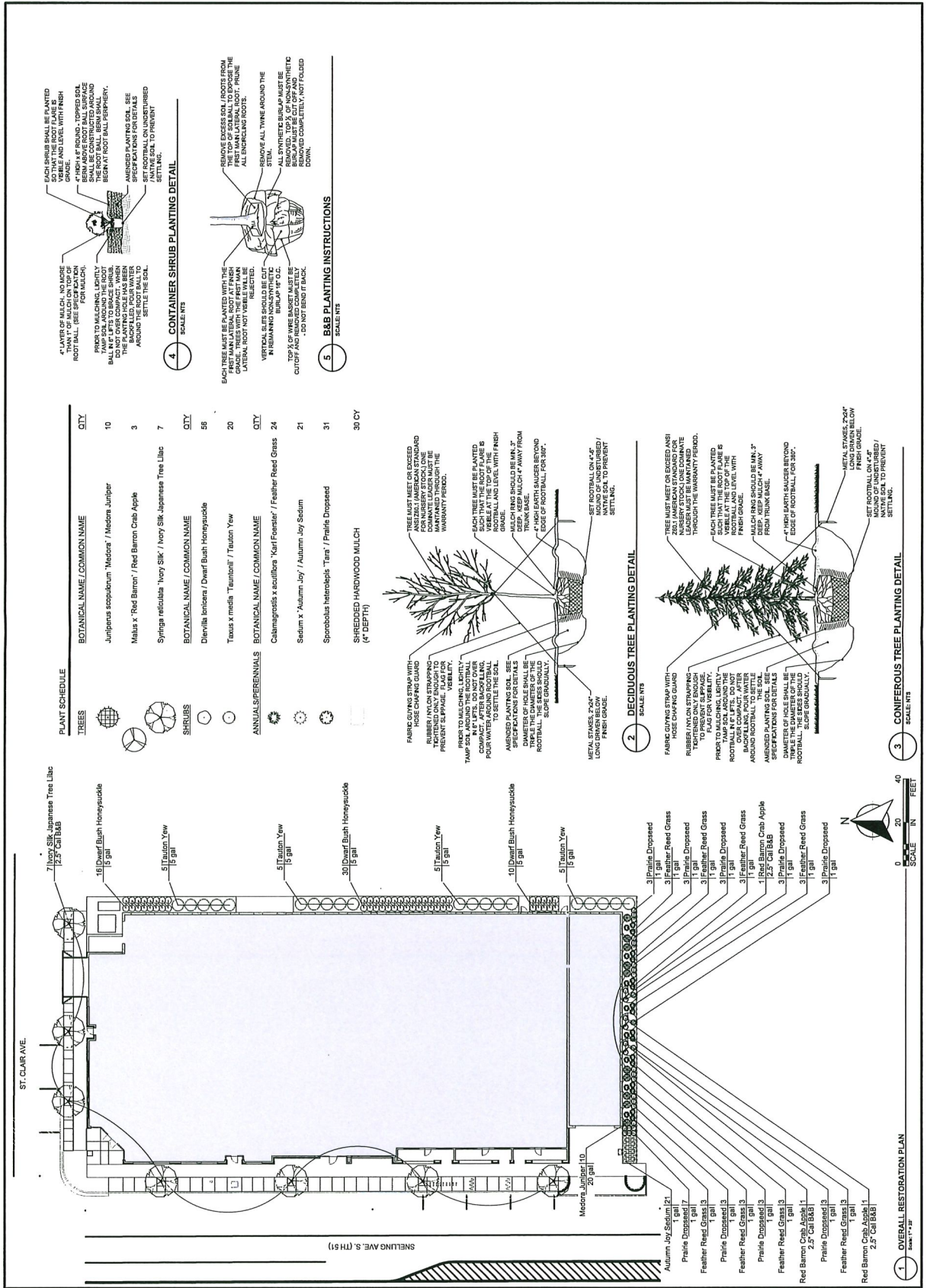
NOTES:
 1. SEE THE NOTES SHEET (CS-1) FOR FULL SITE PLAN NOTES, WHICH ARE INTEGRAL TO THIS PLAN SHEET.

Scale: 1" = 20'

NO.	DATE	DESCRIPTION
1	10/20/2018	ISSUED FOR PERMIT
2	11/15/2018	REVISED PER SITE VISIT
3	12/10/2018	REVISED PER CLIENT COMMENTS
4	01/15/2019	REVISED PER PERMIT COMMENTS
5	02/10/2019	REVISED PER PERMIT COMMENTS

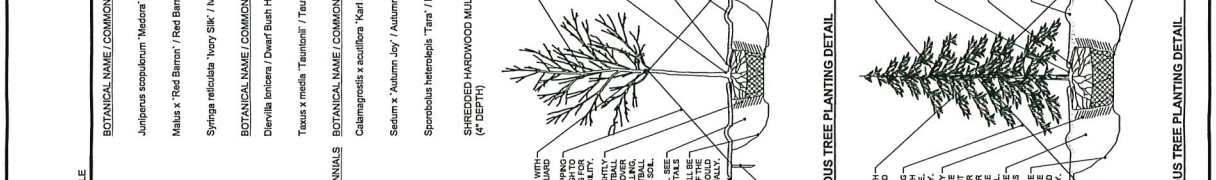
SNELLING AVENUE DEVELOPMENT

RESTORATION AND DETAILS



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	QTY
	Juniperus scopulorum 'Medora' / Medora Juniper	10
	Malus x 'Red Barron' / Red Barron Crab Apple	3
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	7
SHRUBS	BOTANICAL NAME / COMMON NAME	QTY
	Diervilla bicolora / Dwarf Bush Honeyuckle	55
	Taxus x media 'Tutuonit' / Tutuon Yew	20
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	QTY
	Calamagrostis x scabrata 'Karl Foerster' / Feather Reed Grass	24
	Sedum x Autumn-Joy / Autumn-Joy Sedum	21
	Sporobolus heterolepis 'Tara' / Prairie Dropseed	31
	SHREDED HARDWOOD MULCH (4" DEPTH)	30 CY



1. OVERALL RESTORATION PLAN
 SCALE: 1" = 20'

2. DECIDUOUS TREE PLANTING DETAIL
 SCALE: NTS

3. CONIFEROUS TREE PLANTING DETAIL
 SCALE: NTS

4. CONTAINER SHRUB PLANTING DETAIL
 SCALE: NTS

5. B&B PLANTING INSTRUCTIONS
 SCALE: NTS

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	QTY
	Juniperus scopulorum 'Medora' / Medora Juniper	10
	Malus x 'Red Barron' / Red Barron Crab Apple	3
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	7
SHRUBS	BOTANICAL NAME / COMMON NAME	QTY
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	Sporobolus heterolepis 'Tara' / Prairie Dropseed	31
	SHREDED HARDWOOD MULCH (4" DEPTH)	30 CY

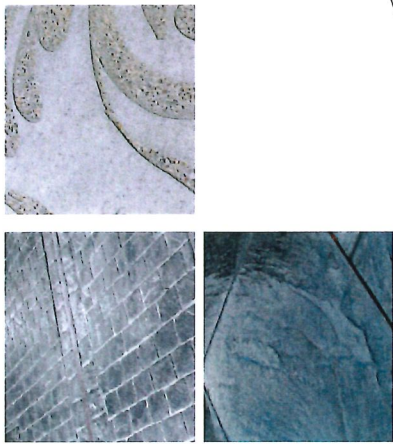


ST. CLAIRE AVE.

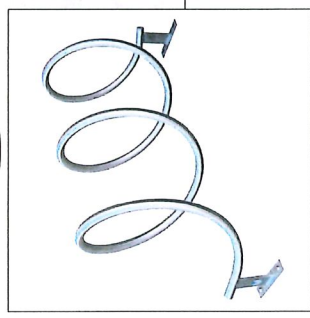
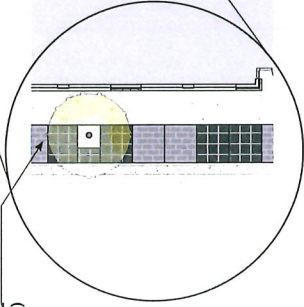
IVORY SILK JAPANESE TREE LILAC WITH TREE GRATE
 CONCRETE WITH SANDBLASTED FINISH

SNELLING AVE.

DWARF BUSH HONEYSUCKLE
 TAUNTON YEW
 MEDORA JUNIPER
 KARL FOERSTER
 RED BARON CRABAPPLE
 AUTUMN JOY SEDUM
 PRAIRIE DROPSIED 'TARA'



STAMPED CONCRETE (TWO TONES)

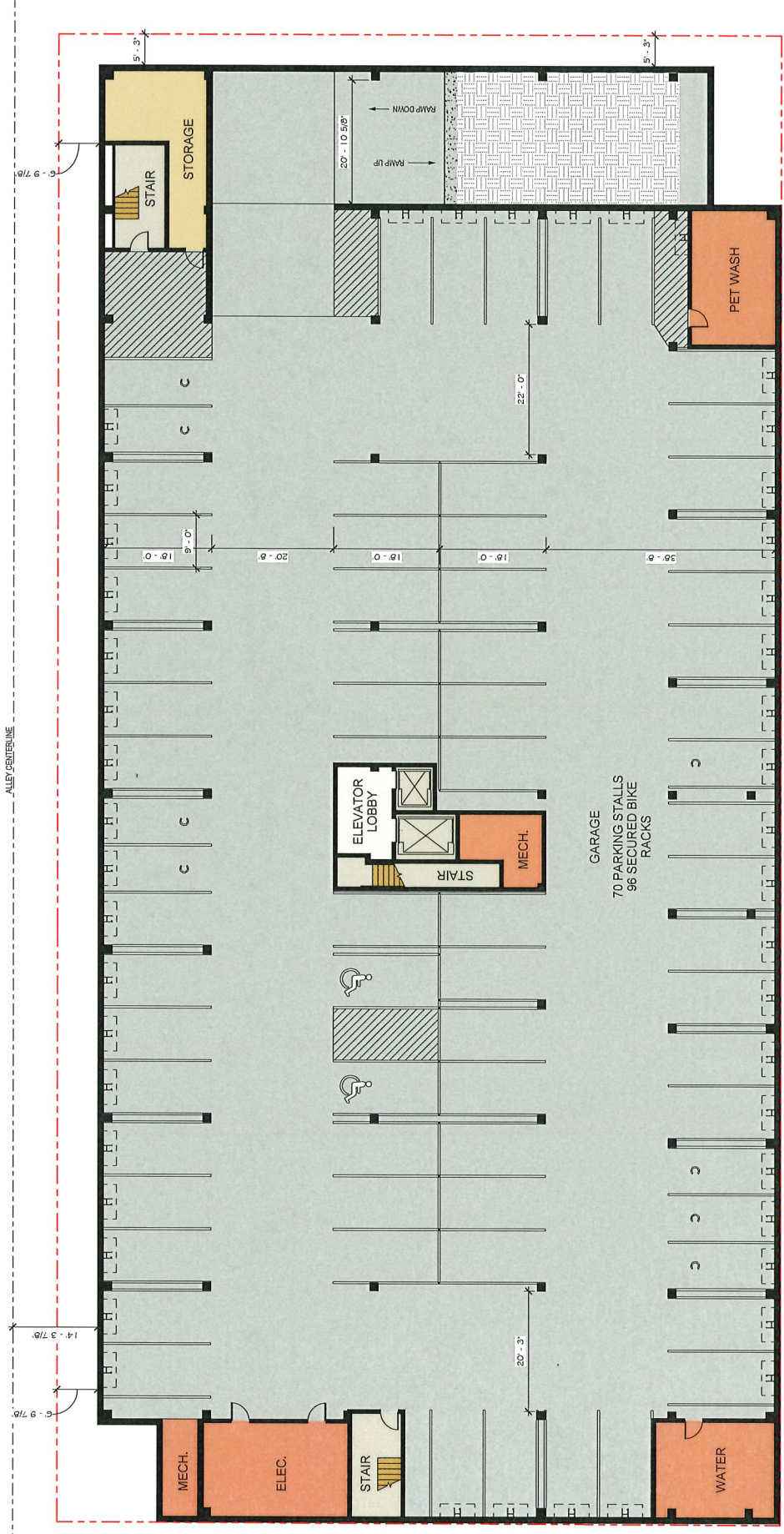


WSB
 701 Morris Avenue South, Suite 300
 Minneapolis, MN 55416
 (763) 541-4800 | wsb@wsb.com
 Project Number: 14796-000
 Date: April 18, 2016

SNELLING AVENUE DEVELOPMENT
 PRELIMINARY CONCEPT PLAN



Snelling & St. Clair Apartments
 246, 252, 258 Snelling Avenue South, St. Paul, MN
 04/19/18



Garage Floor Plan
 1/8" = 1'-0"

- COMMON SPACE
- GARAGE
- SERVICE
- CIRCULATION
- VERTICAL CIRCULATION

GARAGE PLAN

X01 | 18006



Snelling & St. Clair Apartments
 246, 252, 258 Snelling Avenue South, St. Paul, MN
 04/19/18
© 2018 KDG



1st Floor / Site Plan
 1/8" = 1'-0"

- 2 BED
- COMMON SPACE
- RETAIL
- SERVICE
- GARAGE
- VERTICAL CIRCULATION
- CIRCULATION

1ST FLOOR / SITE PLAN

X02 | 18006

ALLEY CENTERLINE
241'-0"



3
2nd-3rd Floor Plan
18'-0"

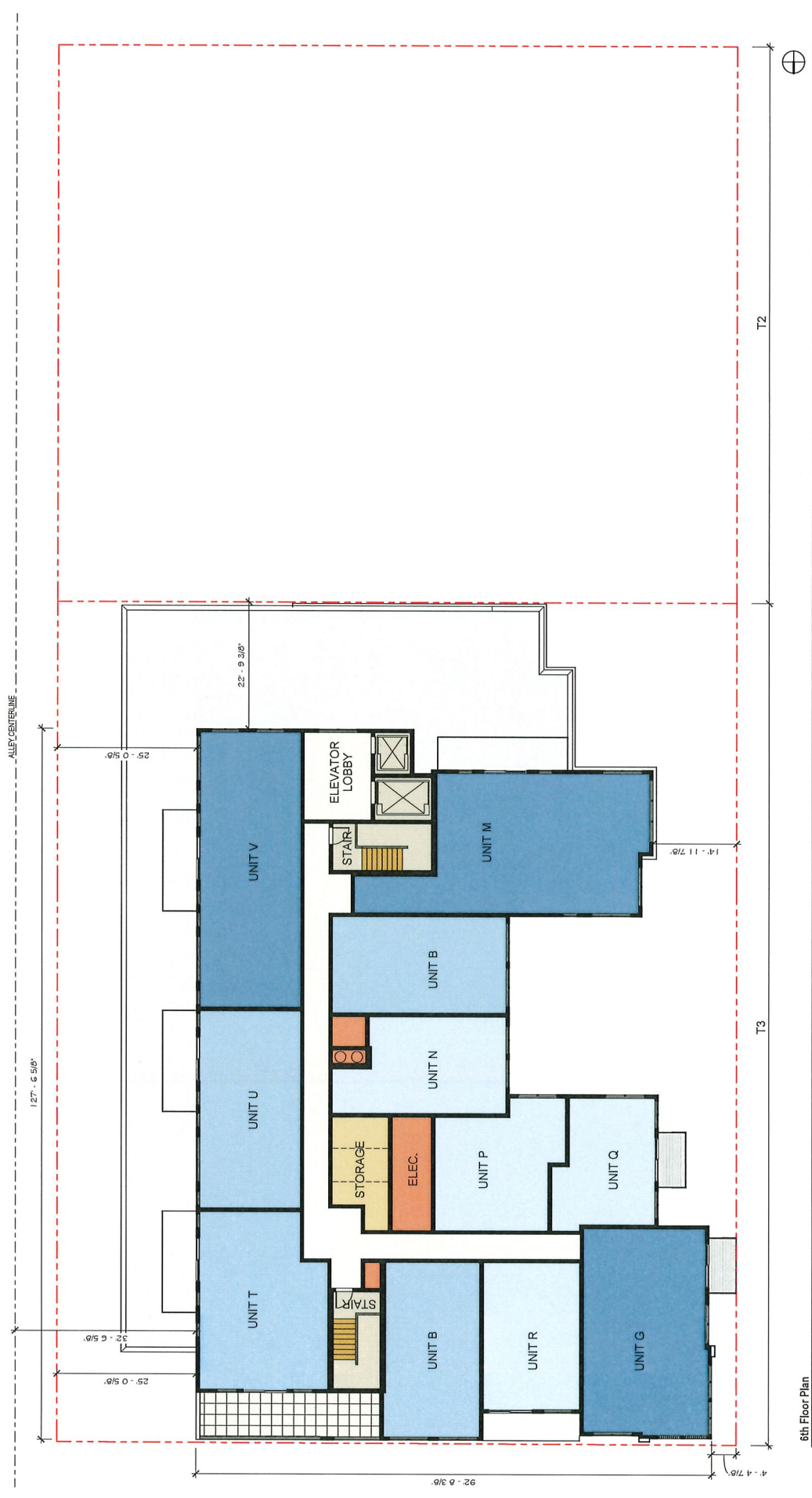
- 2 BED
- 1 BED
- ALCOVE
- COMMON SPACE
- SERVICE
- CIRCULATION
- VERTICAL CIRCULATION

2ND - 3RD FLOOR

X03 | 18006



Snelling & St. Clair Apartments
 246, 252, 258 Snelling Avenue South, St. Paul, MN
 04/19/18
Government of Minnesota | Kohn Pedersen Fox Associates | Kohn Pedersen Fox Associates



- 6th Floor Plan
 1/8" = 1'-0"
- 2 BED
 - 1 BED
 - ALCOVE
 - COMMON SPACE
 - SERVICE
 - CIRCULATION
 - VERTICAL CIRCULATION

6TH FLOOR
 X06 | 18006



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION - ALLEY
1/8" = 1'-0"

EXTERIOR ELEVATIONS

X09 | 18006



Snelling & St. Clair Apartments
246, 252, 258 Snelling Avenue South, St. Paul, MN
04/19/18
© 2018 MDC Design Group



PERSPECTIVE VIEW - SNELLING (NORTH)



PERSPECTIVE VIEW - SNELLING (SOUTH)



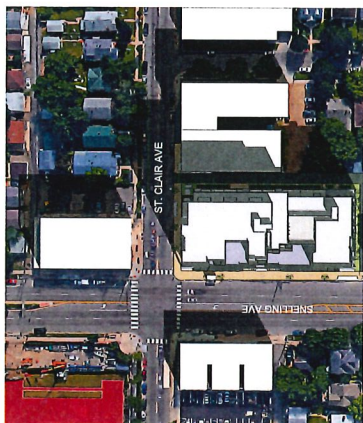
PERSPECTIVE VIEW - ST. CLAIR



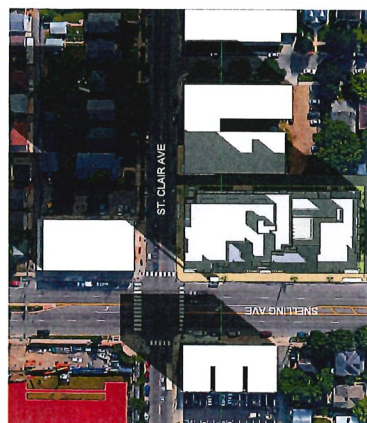
PERSPECTIVE VIEW - SNELLING & ST. CLAIR



June 21, 5 pm
1" = 80'



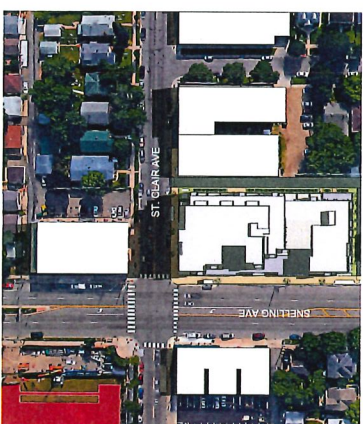
March 6 & September 21, 4 pm
1" = 80'



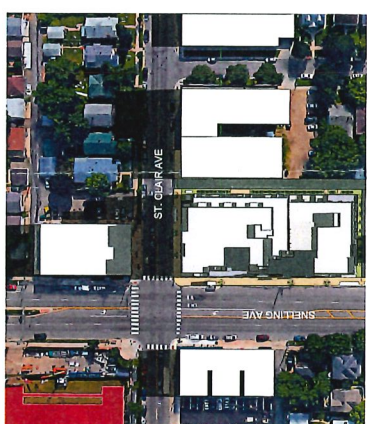
December 21, 3 pm
1" = 80'



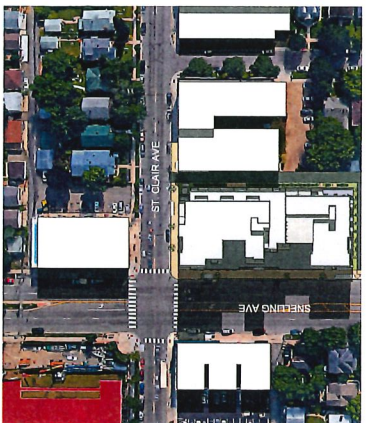
June 21, Noon
1" = 80'



March 6 & September 21, Noon
1" = 80'



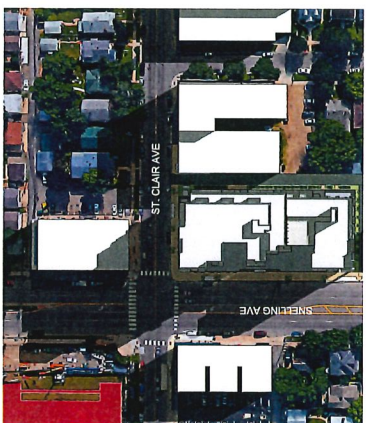
December 21, Noon
1" = 80'



June 21, 8 am
1" = 80'



March 6 & September 21, 9 am
1" = 80'



December 21, 10 am
1" = 80'

From: [Liz Boyer](#)
To: [Richardson, Mike \(CI-StPaul\)](#)
Subject: Fwd: Conditional Use Permit at the southeast corner of Snelling and Saint Clair
Date: Thursday, April 26, 2018 2:46:43 PM

----- Forwarded message -----

From: **Liz Boyer** <liz@macgrove.org>
Date: Thu, Apr 26, 2018 at 2:45 PM
Subject: Re: Conditional Use Permit at the southeast corner of Snelling and Saint Clair
To: Alison Pfankuch <alison.pfankuch@gmail.com>

Thanks for writing, Alison. I am including Mike Richardson, the City contact for this project, on my reply. He will be sure to include your comment in the public record.

Liz

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651\) 695-4000](tel:6516954000) | macgrove.org

Tell me what you think of our new website www.macgrove.org - made possible by volunteers!

On Wed, Apr 25, 2018 at 6:12 PM, Alison Pfankuch <alison.pfankuch@gmail.com> wrote:

I opposed the Conditional Use Permit at the southeast corner of Snelling and Saint Clair. The new proposal is better with the staggered heights, but it is still too tall for that corner. It will tower above all the surrounding buildings and houses. Taller buildings will block the site lines for traffic at an already very busy corner. The current zoning heights are plenty, they do not need to go higher. If they can not work with in the existing limits they are not right for the neighborhood.

Again I **do not** support the Conditional Use Permit at the southeast corner of Snelling and Saint Clair.

Thank you,
Alison Pfankuch
[1640 Niles Ave](#)
[St. Paul, MN 55116](#)

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council

From: [Liz Boyer](#)
To: [Bell, Marsha R](#); [Richardson, Mike \(CI-StPaul\)](#)
Subject: Re: La Valle Development at St. Clair and Snelling
Date: Thursday, April 26, 2018 2:50:56 PM

Thanks for writing. I am including Mike Richardson, the City contact for this project, on my reply. He will be sure to include your comment in the public record.

Liz

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651\) 695-4000](tel:6516954000) | macgrove.org

Tell me what you think of our new website www.macgrove.org - made possible by volunteers!

On Wed, Apr 25, 2018 at 5:17 PM, Bell, Marsha R <Marsha.Bell@allina.com> wrote:

Hello Liz,

I highly oppose the Macalester-Groveland HLU Committee vote for LaValle's CUP.

The increased height will impact the sunlight and privacy of adjacent homes in the neighborhood – we all should care about those who currently live in our neighborhoods. In addition the proposed architectural plan does not compliment the homes/buildings of the neighborhood. I have a major concern that there have not been any independent reputable studies for the traffic/congestion, noise, air quality, and neighborhood/ pedestrian safety for this area. There are many children/teens/students/out-of-town individuals that are using the sidewalks and streets in this area – many who do not pay attention to the traffic!! The incoming and outgoing exits on this development will highly increase the risk of accidents and noise. This area already has a problem with parking/congestion when there are events at Macalester and there are many events throughout the year. In the winter months there will be added risks of ice and snow especially looking at the exit and entrances of this development – with increased cars and the problem with being able to stop in a short distance – all of this is problematic and should be reviewed before decisions are made. Traffic is already much worse on Snelling and that's without the stadium and development in Highland area!

It is also disappointing that this development is most likely geared to helping Macalester students. I'm sure there are areas on their own current campus that could be used to build additional housing and parking which would be very helpful to their students and also those of us who have homes in this area and would like to reduce/eliminate the number of cars in our neighborhood during the school year and during their events!

Thank you,

Marsha Bell

1548 Goodrich Ave.

St. Paul, MN 55105



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From: [Liz Boyer](#)
To: [Diane Penn](#); [Richardson, Mike \(CI-StPaul\)](#)
Subject: Re: New development
Date: Thursday, April 26, 2018 2:49:31 PM

Thanks for writing. I am including Mike Richardson, the City contact for this project, on my reply. He will be sure to include your comment in the public record.

Liz

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651\) 695-4000](tel:6516954000) | macgrove.org

Tell me what you think of our new website www.macgrove.org - made possible by volunteers!

On Wed, Apr 25, 2018 at 5:33 PM, Diane Penn <penndiane@hotmail.com> wrote:
I am wanting to express my concern about any new large development on the St Clair Snelling corner. Please respect the neighborhood and all of us who been here for so many years. We love this peaceful and beautiful area. I oppose this new construction when it is so large.

Diane Penn
417 Saratoga st S

Sent from my iPhone

From: [Liz Boyer](#)
To: [Marie Speltz](#); [Richardson, Mike \(CI-StPaul\)](#)
Subject: Re: opposing CUP
Date: Thursday, April 26, 2018 2:52:34 PM

Thanks for writing. I am including Mike Richardson, the City contact for this project, on my reply. He will be sure to include your comment in the public record.

Liz

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651\) 695-4000](tel:6516954000) | macgrove.org

Tell me what you think of our new website www.macgrove.org - made possible by volunteers!

On Wed, Apr 25, 2018 at 2:40 PM, Marie Speltz <mjspeltz@comcast.net> wrote:
Dear Liz and members of Mcalester Groveland Community Council,

I oppose granting a CUP to the TLJ Development proposed for Snelling and St. Clair. If the St. Paul zoning code has declared that these lots are to be developed according to T3 and T2 height restrictions why should the buildings be taller? The zoning codes are developed to protect current neighborhood properties, prevent overcrowding and limit congestion. The city needs to be responsible to it's homeowners and adhere to the zoning codes.

Thank you,
Marie Speltz
1434 Goodrich Ave.

From: [Liz Boyer](#)
To: [Murphy, Laura](#)
Cc: [Richardson, Mike \(CI-StPaul\)](#)
Subject: Re: Opposition to additional use permits
Date: Thursday, April 26, 2018 2:48:10 PM

Thanks for writing. I am including Mike Richardson, the City contact for this project, on my reply. He will be sure to include your comment in the public record.

Liz

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651\) 695-4000](tel:651-695-4000) | macgrove.org

Tell me what you think of our new website www.macgrove.org - made possible by volunteers!

On Wed, Apr 25, 2018 at 5:57 PM, Murphy, Laura
<Laura.Murphy@willistowerswatson.com> wrote:

I'm writing to state my opposition to the granting of additional use permits at Snelling and st Clair. The building heights are already too tall and not inline with the neighborhood development. Adding a 118 unit apartment will add detrimental traffic and congestion to neighborhood streets. This is a safety and health concern.

Kind regards,
Laura Murphy
1078 Linwood Ave.
Saint Paul, MN 55105

952.428.9016

Sent from my iPhone

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We are now able to offer our clients an encrypted email capability for secure communication purposes. If you wish to take advantage of this service or learn more about it, please let me know or contact your Client Advocate for full details.

From: [Liz Boyer](#)
To: [Lisa Maloney-Vinz](#); [Richardson, Mike \(CI-StPaul\)](#)
Subject: Re: Respectful opposition to CUP request for additional building height at the Snelling/St. Clair intersection
Date: Thursday, April 26, 2018 2:39:02 PM

Hi Lisa,

Thanks for writing. I am sharing your message with Mike Richardson, the City contact for this project. Mike will include your comment in the public record.

Liz

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651\) 695-4000](tel:6516954000) | macgrove.org

Tell me what you think of our new website www.macgrove.org - made possible by volunteers!

On Thu, Apr 26, 2018 at 12:37 PM, Lisa Maloney-Vinz <maloneyvinz@gmail.com> wrote:

Dear Ms. Boyer,

As a resident at [1552 Goodrich Ave](#) for almost 20 years with a family of four, I am writing as our family representative to let you know that we do support development at the corner of Snelling and St. Clair. Our concern is the developer's request for a conditional use permit to add extra height to the building. This seems excessive. Not only would it be an eye sore in one of St. Paul's most historic, family-friendly, and charming neighborhoods, the additional height would lead to congestion of traffic, parking shortage, and impact pedestrian safety.

I know you are receiving a lot of input on this topic and appreciate that you listen to the voice of the residents that currently live in the area near St. Clair and Snelling. This is our home and we care about its present and future. And as I always say, bigger and more isn't necessary better.

Thank you for your kind consideration. We are counting on you to deliver our messages.

Lisa Maloney-Vinz

From: mfmcguire83@gmail.com
To: [Liz Boyer](#)
Cc: [Richardson, Mike \(CI-StPaul\)](#)
Subject: Re: Snelling and St Clair
Date: Thursday, April 26, 2018 3:11:13 PM

Thank you very much and thank you both for the work you do on behalf of the city and the neighborhood.

I'd like to edit my comment as shown below to change "way to big.." to "way *too big"

To whom it may concern:

I strongly oppose the proposed six story building at Snelling and St Clair. It is way too big and high, it doesn't fit with the neighborhood and is disrespectful to the people living near by.

Respectfully,

Matt McGuire
[1646 Niles Ave](#)
[St Paul, MN 55116](#)

Sent from my iPhone

On Apr 26, 2018, at 2:49 PM, Liz Boyer <liz@macgrove.org> wrote:

Thanks for writing. I am including Mike Richardson, the City contact for this project, on my reply. He will be sure to include your comment in the public record.

Liz

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651-695-4000](tel:651-695-4000) | macgrove.org

Tell me what you think of our new website www.macgrove.org - made possible by volunteers!

On Wed, Apr 25, 2018 at 4:14 PM, <mfmcguire83@gmail.com> wrote:
To whom it may concern:

I strongly oppose the proposed six story building at Snelling and St Clair. It is way to big and high, it doesn't fit with the neighborhood and is disrespectful to the people living near by.

Respectfully,

Matt McGuire
1646 Niles Ave
St Paul, MN 55116

Sent from my iPhone

From: [Liz Boyer](#)
To: [LINDA-ROSE MICHEL](#); [Richardson, Mike \(CI-StPaul\)](#)
Subject: Re: Vote Against CUP for Snelling/St. Clair Corner
Date: Thursday, April 26, 2018 2:49:05 PM

Thanks for writing. I am including Mike Richardson, the City contact for this project, on my reply. He will be sure to include your comment in the public record.

Liz

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651\) 695-4000](tel:651-695-4000) | macgrove.org

Tell me what you think of our new website www.macgrove.org - made possible by volunteers!

On Wed, Apr 25, 2018 at 5:39 PM, LINDA-ROSE MICHEL <LRMICHEL@msn.com> wrote:

Dear Ms. Boyer,

On behalf of my family and several of our neighbors, we implore you to please not allow the granting of a permit to extend the height of the proposed apartment building at the corner of Snelling & St. Clair Avenues. The added height and massive size is NOT characteristic of this neighborhood, and not only impacts those single family and small unit buildings in the immediate area, but it also impacts all of us within a few blocks. The increase in traffic along Snelling Avenue since the Vintage & Starbucks were built, is alarming and with the soon to be finished MN United stadium, it will only worsen. 118 apartments at that corner also puts the safety of pedestrians at risk, increases exhaust, traffic, and noise.

Please insure the proper steps are taken and that corners are not cut in this process.

Sincerely,

Linda-Rose Michel
1610 Stanford Avenue
LRMICHEL@MSN.COM

From: [Liz Boyer](#)
To: [HANSEN, MARY SUE](#); [Richardson, Mike \(CI-StPaul\)](#)
Subject: Re:
Date: Thursday, April 26, 2018 2:48:40 PM

Thanks for writing. I am including Mike Richardson, the City contact for this project, on my reply. He will be sure to include your comment in the public record.

Liz

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651\) 695-4000](tel:6516954000) | macgrove.org

Tell me what you think of our new website www.macgrove.org - made possible by volunteers!

On Wed, Apr 25, 2018 at 5:49 PM, HANSEN, MARY SUE
<MARYSUE.HANSEN@isd623.org> wrote:

1. Dear Liz, my name is Mary Sue Hansen and I live at 315 Macalester Street. I oppose the CUP request for additional building height at the Snelling/St. Clair intersection for many reasons:

- * The added height and massive design will be detrimental to the existing character of the immediate neighborhood and negatively affect property values.
- * Heights of 68' and 55' will impact the sunlight and privacy of neighborhood homes and will interfere with residents' quality of life.
- * Over 100 additional cars at this intersection will cause traffic congestion and result in parking issues on adjacent streets, limiting parking options for current homeowners and neighboring businesses.
- * Pedestrian safety, increased exhaust and noise due to 118 new apartments on this corner are public health concerns no one has yet addressed.
- * And lastly, there's no promise that these units will offer affordable housing for families in need.

For all these reasons, and more, I am hoping you will help stop this irresponsible, disproportionate and opportunistic development in our community.

Thank you so much!

Mary Sue Hansen
Sent from my iPhone

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April 29, 2018

Kevin Gallatin
1822 Highland Pkwy
Saint Paul, MN 55116
Kevingallatin00@gmail.com

Saint Paul Planning Commission
C/O Cherie Englund, cherie.englund@ci.stpaul.mn.us
25 West 4th Street
City Hall Annex Suite 1400
Saint Paul, MN 55102

Dear Commissioners,

I am writing to express my support for the mixed use development at Snelling and St Clair Avenues. Last year we as a city rezoned Snelling Avenue specifically to accommodate structures such as this one. Saint Paul needs more housing to accommodate a growing population and to broaden our tax base. The site today is extremely underutilized and adding 118 residences and over 4,000 square feet of retail is a tremendous opportunity to meet our needs while taking advantage of excellent public transit.

I support approving the Conditional Use Permits to allow the structure to be built as designed. Clearly considerable effort was made to reduce the building mass along the edges, and the shadow study demonstrates very limited shadowing of neighboring properties. The requested conditions are modest in light of the additional housing they allow.

The proposed structure is a significant improvement over previous uses and proposals for the site. The design better addresses the street with functional windows at street level, includes much more retail, and the shorter length on Snelling Avenue allows future granular infill. It would be difficult to find a better use for the site than this one and we cannot afford to pass on it.

Sincerely,

Kevin D. Gallatin

Kevin Gallatin

CC:

Ward 3 City Council Member Chris Tolbert, Ward3@ci.stpaul.mn.us

Mike Richardson, mike.richardson@ci.stpaul.mn.us

From: [Liz Boyer](#)
To: [Sean Ryan](#); [Richardson, Mike \(CI-StPaul\)](#)
Subject: Re: Snelling & St. Clair Development
Date: Thursday, April 26, 2018 2:51:26 PM

Thanks for writing. I am including Mike Richardson, the City contact for this project, on my reply. He will be sure to include your comment in the public record.

Liz

--

Liz Boyer
Executive Director
Macalester-Groveland Community Council
320 S Griggs St | St. Paul, MN 55105
[651\) 695-4000](tel:651-695-4000) | macgrove.org

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On Wed, Apr 25, 2018 at 4:05 PM, Sean Ryan <seanrichardryan@gmail.com> wrote:

Hello,

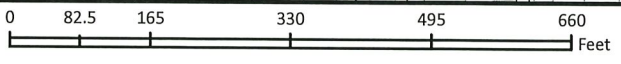
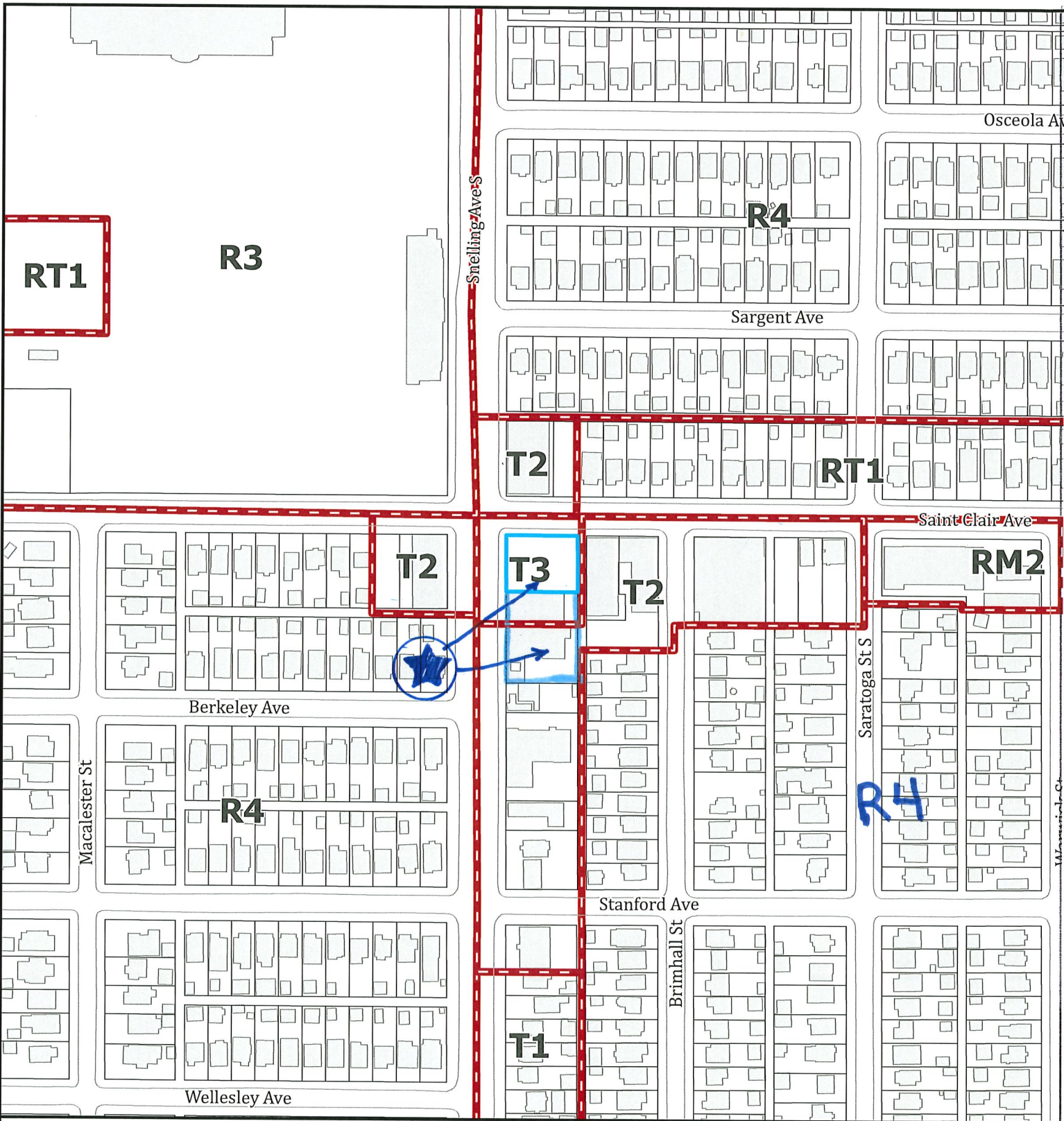
I would like to voice my support for the project proposed for the SE corner of Snelling & St. Clair. The project looks fantastic! I frequent the businesses at this corner and would appreciate more retail spaces as well as more housing options. If there ever was a location to put a "tall" building, that would be it! This is exactly the type of development that the Snelling Ave rezoning study and A-Line was hoping to attract. St. Paul can no longer afford to continue limiting its tax-base and squashing potential development. I hope the MGCC Land-use committee also voices its support.

Sean

--

Sean Ryan

SR Design llc.
[203 Montrose Pl Saint Paul MN 55104](#)
o. 612-381-0000/ c. 612-702-2078



APPLICANT: TJL Development LLC **ENS**

APPLICATION TYPE: _____

FILE #: To Be Assigned DATE: 4/23/2018

PLANNING DISTRICT: _____

ZONING PANEL: _____





FILE NAME: Snelling Avenue Development

APPLICATION TYPE: CUP

FILE #: 18-055252 DATE: 4/24/2018

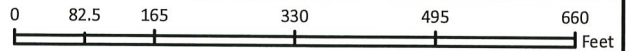
PLANNING DISTRICT: 14

ZONING PANEL: 20

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Residential
- Institutional
- Subject Parcels





FILE NAME: Snelling Avenue Development

Aerial

APPLICATION TYPE: CUP

 Subject Parcels

FILE #: 18-055252 DATE: 4/24/2018

PLANNING DISTRICT: 14

ZONING PANEL: 20

