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DATE: May 29 2012
TO: District 6 Planning Council
FROM: Kirsten J. Libby
RE: ZF #12-048-442 Volunteers of America – MN (VOA)

The purpose of this memo is to outline District 6 Planning Council's opposition to the Application submitted by the Volunteers of America, File #12-048-442 for a conditional use permit and modification of a 16 bed residential facility to a 74 bed residential facility. The application proposes a department of corrections, licensed residential facility in an industrial zone located in District 6 Planning Council. District 6 Planning Council hopes the Planning Commission will take the points laid out in this memo under advisement and will discuss this application at the full Planning Commission meeting.

This land is currently zoned I1 and houses an office incubator with a restaurant.

As background, the VOA went before the **District 6 Land Use Task Force** on March 27, 2012 where it presented its proposal for a modification of conditional use permit to allow for a 74 bed residential reentry program in this industrial district. This is an increase of 58 beds from the current allowable use (which is 16). The concerns included the fact that any modification stays with the property, the conflict with current area plans, the effect on property values, the idea that this property would be taken off the tax rolls, and over-concentration of similar uses in the area. The VOA's request for support of its application for a conditional use permit and the modification was denied. (See attached Exhibit 1)

Conditional Use Permit: The Volunteers of America is seeking a conditional use permit in order to transfer a transitional re-entry facility from its current location two miles away in Roseville to an I1 zone located at 1394 Jackson. The current facility is currently being leased from Ramsey County.

General Standards 61.501 lists five standards that all conditional use permits must satisfy:

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

In this instance we are talking about the North End-South Como District 6 Plan, the Arlington Jackson Small Area Plan (which can be seen in LU3 of the District 6 Plan), and the St. Paul Comprehensive Plan, Land Use Chapter.

- a. **North End-South Como District 6 Plan.** One of the purposes of this plan is to “establish a framework for strengthening the industrial areas, primarily by reducing the conflicts between industrial and residential uses in close proximity to each other.” In fact this desire was the genesis of the planning process. The task force reviewed the Jackson-Arlington Small Area Plan and the eastern portion of the Jackson-Arlington areas developed by the St. Paul Port Authority and determined that the updated policies would apply to the redevelopment of the western portion of the original study area. Thus, in the eyes of District 6 the small area plan is still viable and it is paired with LU3 of the District 6 Plan.

The overall vision of the District 6 Plan is that it is compatible with the City Comprehensive Plan for the District and specifically this means that commercial and industrial bases would be strong, providing living wage jobs for residents from the community and elsewhere in St. Paul. Industrial and residential neighborhoods would be compatible with each other.

In the District 6 Plan, there are several Land Use Objectives and Strategies relevant to this application:

- LU1 – Reduction of conflicts between industrial and residential uses. (See Attached Exhibit 2)
- LU3 – Redevelopment of the Jackson-Arlington Industrial Area: The Jackson-Arlington Small Area Plan envisioned a business center, with the goals of increased employment, increased tax base, improved visual image, and compatibility with existing plans and zoning. In addition, LU3 envisions that the St. Paul Port Authority would complete its phased redevelopment of the western portion (it has already completed the eastern portion). This includes completing soils studies, preparation of a

storm water management plan, and development to be compatible with the construction and use of Trout Brook Trail, Trillium Nature Sanctuary and trailhead facilities with uses as a business center and light industrial. (See attached Exhibit 3)

- The St. Paul Port Authority has spoken against this application and is in favor of keeping this land industrial in order to redevelop it for jobs growth in the area of industrial uses. (See attached Exhibit 4)

The VOA application:

- Creates conflict between industrial and residential uses by requesting a use that is too large (increasing from a 16 bed facility to a 74 bed facility) and incompatible in the zone, where industrial work is being conducted i.e. Advanced Shoring.
- Does not increase employment, it simply transfers existing jobs, with existing employees from an already existing facility outside of St. Paul.
- Does not increase the tax base, and in fact will decrease the tax base;
- Is not compatible with existing plans and zoning (without a conditional use permit and then a HUGE modification of that permit).

The **St. Paul Comprehensive Plan** states” the commercial and industrial bases will be strong, providing living wage jobs for residents from the community and elsewhere in Saint Paul. “Historical industrial areas of the Great Northern Corridor and Arlington Jackson will remain vital, home to strong businesses that provide well-paying jobs for residents of the community” which places this application in conflict with the City Comprehensive Plan.

- b. **St. Paul Comprehensive Plan – Land Use Goals** – It appears that the Staff report and the VOA application chose a few sentences from the Strategies in the Comprehensive Plan and then used them out of context, but when the entire text is read it is clear that this project cannot meet these land use goals.

Specifically the VOA application states that there are “non-industrial uses allowed in an I1 zone, subject to a conditional use permit...including community residential facilities licensed by the MDH or DOC. The application cites 2.20 land use section of the city’s comprehensive plan and states “practically industrial districts have been designed to accommodate businesses and facilities that might not be welcome in other areas of the city.” (The applicant uses that wrong cite because there is no 2.20, but if you look at page 28, under the first

paragraph entitled Regulation the cite can be found, **AND in fact goes on to say)** “there are concerns that industrial land will be developed with non-industrial uses, which often produce a higher rate of return on investment than industrial uses. In response many cities prohibit residential uses in industrial areas; others do not prohibit non-industrial uses but limit their size and number and require that they be subject to discretionary review. **The policies in this section are intended to facilitate the stability of Saint Paul’s industrial and employment base.**”

Furthermore, regulation 2.21 and 2.22 give an in depth view of what this means, and the Zoning Study with Amendments just released on April 30 begins the implementation process of what was envisioned in the regulations. The Zoning Study and Amendments further the view that this proposed use by the VOA is incompatible in this I1 zone if the goal of the Land Use Plan is to “Prepare regulations for conditional use review of specified uses for the purposes of ensuring compatibility on non-industrial uses with the primary industrial function of the district and of protecting the employment base.” The idea being that **“Some non-industrial uses are compatible with industrial uses while other permitted uses may weaken the industrial character of the district and its employment base. The study is to determine how conditional use review for specified uses will be used to protect the industrial character of these districts.”**

Furthermore section 2.2 sates “Non-industrial uses undermine the viability of the industrial sector and the city’s employment base. The study will determine how the list of principal uses can be revised to strengthen the industrial sector.” So if this is all about protecting the industrial nature of this land, the application cannot stand.

On May 17, Patricia James, released a memo addressing the information requested by the committee when the application was laid over. She states the statement following policy 2.22 is clearly a proofreading error; this error puts the neighborhood at a disadvantage and raises the question of the possibility of additional “proof reading errors” and the neighborhood should have had an opportunity to respond. Also in light of staff submitting a memo and the fact that other applications have had additional “public testimony” taken, when questions are raised, the Zoning Committee should have continued the hearing, regardless of the opinion that the memo did not change the original staff report.

c. There are three strategies in the Comprehensive Plan which are intended to capitalize on Saint Paul's historic use of its land and contemporaneous economic forces to create a city that is sustainable. The staff report and the VOA application also pick and choose from the plan where it is to their advantage, but again when the Plan is read in full sentences within the intended context it is clear that the application must fail.

i. Strategy 1: Target Growth in Unique Neighborhoods: This strategy focuses on sustaining the character of Saint Paul's existing single-family neighborhoods while providing for the growth of mixed-use communities. New development in Neighborhood Centers, Corridors, the Central Corridor, and Downtown is intended to create communities where housing, employment, shopping, and community amenities, supported by transit, work together to provide for the needs of the people who live and work in them.

1. The VOA application states that its project will provide more intensive housing along a mixed-use transit corridor thus promoting greater land use density within the city. As such, it supports the Plan's call for residential development of 30-150 units along such corridors.

a. This statement is confusing; does it mean that the housing of federal prisoners and state pre-trial detainees in an industrial zone provides more bodies simply so the VOA can claim they have promoted increased land use density? If you look at page 8 of the plan there are a number of potential benefits of higher density development and this application cannot meet any of the benefits listed.

ii. Strategy 2: Provide Land for Jobs: For Saint Paul to have a strong economy and to thrive, it must have businesses with living wage jobs. The strategy focuses on providing land for employment centers that capitalize on Saint Paul's historic strengths and emerging labor markets. An important element is reclaiming industrial land for new businesses that can provide living wage jobs.

1. The VOA application states that the city is fully developed and that new employment opportunities need to be created through re-development of outmoded and non-productive sites. The application claims that they will provide employment for 20 full-time staff, paid a living wage, some in excess of \$65,000 a year, and invest in excess of \$750,000 in upgrading the site.
 - a. Transferring 20 currently existing and already filled jobs from Roseville will not create jobs for residents of St. Paul. There are 16 sites listed as examples for potential redevelopment and the VOA needs to explore some of these sites to determine whether there are appropriate sites other than Arlington/Jackson.
 - b. Arlington-Jackson is ripe for its turn in the barrel with the St. Paul Port Authority. The St. Paul Port Authority will be presenting its findings from a study in June at the North End Business Association (NEBA) titled, "The Initiative for a Competitive Inner City(ICIC) a report benchmarking Saint Paul with other cities nationally around the topic of industrial development and its contribution to a vibrant living/working community.

iii. Strategy 3: Promote Aesthetics and Development Standards: As Saint Paul continues to revitalize itself and grow, it must be an attractive place to live, work, and visit. This strategy provides a framework for design and aesthetics that will engage people and help integrate the built environment into the community.

1. The VOA application proposes to make significant upgrades to the property with a preliminary estimate at \$750,000. Assumedly, this is in addition to the purchase price.
 - a. This coupled with the purchase price would surely enable the VOA to find a more suitable location, one more fitting with its mission and the surrounding neighbors (both residential and commercial). According to the property records, the estimated market value is \$529,000 for 2012

with taxes owing of \$20,516. The property is owned, the taxes are current.

It is clear that the VOA application and the staff report have failed to show how this project meets this condition.

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

A conditional use permit with a modification of 400% WILL be detrimental to the development of the neighborhood. By taking an industrial zoned parcel off the tax rolls, it places a burden on other industrial sites and other tax payers. A Conditional Use Permit at this location will undermine the viability of the industrial sector and the City's employment base. There has been a migration of economic based activity to the suburbs.

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

If this conditional use permit with modification is approved it WILL irrevocably change the nature of this zone. The VOA states that "its community impact will be less than most, if not all, other current uses in the area in terms of traffic, parking, noise, use of city services, etc." This totally misses the point if the goal is to minimize the conflict between residential and commercial, gain high density, provide jobs, target growth. This use will, in fact, disrupt the way the adjacent businesses conduct their lawful business in this industrial district.

Typically, there is a need for buffering between residential and industrial uses and the District 6 plan states that there are "risks when residential and industrial uses are in such close proximity to each other. The conflicts can potentially produce deleterious effects for both residential and industry. The industry impacts can affect the living conditions of residents. Permitted industrial activities may be constrained because they are close to residential structures. The intent is to reduce the numbers of conflicts between residential and industrial uses." If a conditional use permit is granted and then modified 400% to allow 74 residents to live in close proximity to an industrial use there will be complaints regarding noise, traffic, dust, lighting to name a few. The adjacent industry could then be forced to make accommodations that would not need to be made if this use wasn't allowed. This then would affect a permitted use, one that does not need a Conditional Use Permit.

A modification in the number of 54 is far reaching and has implications for the City as well as the neighborhood, specifically in light of the zoning study which went out on April 30, 2012 for public input as discussed above.

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

As stated previously, these standards must be viewed with an eye toward the new Industrial Zoning Study and the zoning text amendments which were released to the public on April 30, and which is set for hearing on June 1. This is a precursor of the direction St. Paul is heading.

Specifically, I1 is amended to IL (light industrial district) and the amendment specifically states that "in IL industrial districts, dwelling units shall not be located in the basement or first floor, and a conditional use permit is required for a mixed residential and commercial use with more than six dwelling units. At least eighty (80) percent of the first floor shall be devoted to principal uses permitted in the district, other than residential uses." The notes to the amendments tell us that "the amendment restricts residential use a bit more in the IL industrial districts in order to provide greater protection for primary commercial and industrial uses in these districts, while also providing for reasonable mixed residential uses on upper floors and for those who want to live near where they work."

Chapter 66 of the Zoning Code discusses Zoning District Uses, Density and Dimensional Standards. Section 66.512 states the intent of an I1 and proposed IL light industrial district is that it "is intended to accommodate wholesale, warehouse, and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect surrounding districts in a detrimental way. The I1 district is intended to permit, along with other specified uses, the manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semi-finished products from previously prepared material."

It is clear that this application does not meet the general conditions for a conditional use permit under the zoning ordinances when it cannot meet all five general conditions.

The VOA must meet all five general conditions in order to be granted a conditional use permit. In addition, the VOA must meet certain specific standards.

Specific Standards (61.502) lists specific standards required for a community residential facility, licensed corrections: Although the applicant fails to meet the criteria required in the general standards, it is worth noting that it also cannot meet several of the requirements in the:

1. **Specific Standard (a):** Preliminary licensing review by the state department of corrections.
 - a. The VOA application states that the current Roseville license will be transferred.
 - i. There is nothing to indicate what the process is for transferring, presumably it will not be automatic, and the DOC will want to conduct some investigation of its own.
 - ii. There is nothing to indicate that there has been any contact with the DOC whatsoever about this proposal.

2. **Specific Standard (b):** The facility shall be a minimum distance of 1,320 feet from any other licensed community residential facility, emergency housing facility, shelter for battered persons with more than 4 adult facility residents, overnight shelter, or transitional housing facility with more than 4 adult facility residents, except in B-4-B5 business districts where it shall be at least 600 feet.
 - a. The VOA application states that city staff has determined that 1394 Jackson Street meets this criterion.
 - i. City staff gives no indication how it arrived at this determination, but measurements taken by the district in accordance with the rule “property line” to “property line” do not meet this required minimum distance.
 - ii. There remains a dispute as to how the Jackson Village is classified. The residents are subject to a number of rules, requiring sobriety, the average length of stay is 23 months, services are available. The mission is to provide transitional housing to homeless families in order to teach them how to live off the streets.

3. **Specific Standard (c):** The facility shall not be located in a planning district in which 1 percent or more of the population lives in licensed community residential facilities, emergency housing facilities with more than 4 adult facility residents, shelters for battered person, overnight shelters, and/or transitional housing facilities with more than 4 adult facility residents.

- a. The VOA application states that city staff has determined that 1394 Jackson meets this criterion.
 - i. Additionally, as to specific standard (b) and (c) you can McDonough Homes – public housing development to 2,000 residents, Transitions Home – an alcohol treatment facility at 1604 Jackson and Jackson Street Village 1465-1515 featuring intense supported facilities/services for in excess of 750 residents. We believe that both McDonough and Jackson Street Village should be included in the calculation. If Jackson Street Village is included, it would also be within 1,320 feet in violation of standard (b) above.

It is clear that this application does not meet the specific conditions for a cup under the zoning ordinances when it cannot meet general conditions or the specific conditions.

In addition to needing a conditional use permit, the VOA is requesting a modification of the cup, but CANNOT meet the modification standards.

4. Modification Standard 1: Strict application of the resident number limitation will unreasonably limit or prevent lawful use of the property.

- a. The VOA states that current residential limitation render the property unusable for the lawful purpose proposed, which is running a facility under federal contract for federal prisoners and pre-trial detainees.
 - i. The lawful use of this property is I1, and has many lawful uses including what it is currently being used for – an office incubator and a restaurant.
 - ii. The real issue here is the number of beds needed by the VOA in order to run its business in the black and fulfill the staffing requirements in the contract between VOA and the federal government. This is a business decision well within the realm of VOA administration.
 - iii. The VOA has also indicated it has a state contract to house residents awaiting pre-trial services. As far as the pre-trial detainees, one could reasonably contend that someone awaiting trial is someone charged with a crime who has been denied bail or can't make bail, who is in

need of some unknown services-this individual would not fall under a transitional housing resident, but would actually be awaiting trial and a reasonable person could infer that this type of population can be defined as a jailed population.

5. **Modification Standard 2: Strict application of the resident number limitation will result in exceptional undue hardship to the owner of the property.**

a. The VOA states that it has signed a purchase agreement with the current owner and strict application of the resident limitation would mean that it would have to operate its program at a huge financial loss. THEY ARE NOT THE OWNER.

i. Most reasonable people would take that into consideration when they were looking at properties. It would also make sense to go where the business model chosen does not operate at a huge financial loss, or contract with other entities that are not so strict in their requirements.

6. **Modification Standard 3: Modification of the resident number limitation will not impair the intent and purpose of the resident number limitation.**

a. The VOA states that the limitation is intended to ensure that the program is compatible with a residential neighborhood.

i. VOA is partially correct in that it finally admits that the limitation is to ensure compatibility. This is true through all the plans and regulations, but the fact is that a modification to 74 beds WILL absolutely impair the intent and purpose of this limitation and disrupt the adjacent businesses as previously discussed.

7. **Modification of standard 4: Modifications of the resident number limitation is consistent with the health, morals and general welfare of the community and the reasonable enjoyment of the adjacent property.**

a. The VOA states that this property will operate with the same number of residents SERVED BY THE SAME STAFF, as the Roseville site.

- i. That is not an answer; the answer is that modification is NOT consistent with health, morals and general welfare of the community and the reasonable enjoyment of the adjacent property. This site used to be a community residential facility. It was closed in order to scatter the units to housing of 4-5 individuals, especially where there were already concentrated areas in terms of poverty and services. And now to reopen the facility and quadruple the residents is too much to ask for in this neighborhood that has already given as much as they can.
- ii. The request of a **400% increase** is not a modification it is a **HUGE Change** that will irrevocably destroy the industrial use of this zone.

The Staff Report stated that since the D-6 Plan is "silent" on the proposed congregate residential use in the existing structure at 1394 Jackson, the proposed use is not inconsistent with this plan. This is not a good argument for a city staffer to make since, neighborhood plans exist side by side with the city plan, and in fact the D-6 plan dedicates in its entirety LU3 (Redevelopment of the Jackson-Arlington industrial area).

The Arlington Jackson neighborhood does not support this application, District 6 Planning Council does not support this application; the North End Business Association does not support this application, the Saint Paul Port Authority does not support this application. What they all support is the adherence to the small area plan, the District 6 Plan, and the City Comprehensive Plan.

What we ask for is that the Planning Commission reverse the Zoning Committee's recommendation and deny the application, since it does not meet the criteria, and allow this area to be developed as it has been envisioned under the old, current, and proposed regulations, plans and amendments. MNDOT will be spending \$261 million dollars in the next three years on the 35E corridor. There has already been development with the addition of the Trillium and Trout Brook Trail to the already existing pedestrian, bike trail. As previously noted, the St. Paul Port Authority still has this area in its sights for development. All combined this makes this property prime to become a valuable destination for the upswing in industrial and manufacturing jobs which is forecast for our near future. We cannot be so short sighted as to take this opportunity away from the workers, the tax payers, the neighbors, and the businesses.

**District 6 Planning Council
Land Use Task Force
Tuesday March 27, 2012
Meeting Minutes**

Present: Cheryl VanKampen, Wally Gilson, Derek Hollanitsch, Beverly Bybee, Jeff Martens, Matt Sletten, Dareld Meggitt, Matt Sletten, Triesta Brown
32 attendees

Absent: Peter Wruck

A motion to approve the agenda was M/S/A

A motion to approve January 2012 meeting minutes was M/S/A with changing agenda item 5 to agenda item 3

365 Burgess

Mike Nelson-Habitat for Humanity –gave a presentation concerning 365 Burgess, a donated property from Wells Fargo. Some construction will begin May, 2012. Architectural drawings were laid out and volunteer groups will begin in August, if anyone is interested in volunteering in mid-August. A question concerning the driveway requirements being the bare minimum was asked, with the driveway having the bare minimum.

Super America

Sharon Ervin, Assistant Regional Manager, spoke to the group concerning a preliminary application to sell 3.2 beer at the Super America located at 950 North Lexington, currently there is no beer sold. The Super America will abide by the Saint Paul's license requirements. Super America does not feel there will be any traffic or parking congestion. A motion to recommend approval was M/S/A.

Como Regional Park Pool

Parks and Recreation Paul Prior gave a presentation on the new Como Regional Park Pool. There is a 0 depth wading pool, a lazy river then a small lap pool with two platforms and a climbing wall. There is a new concession stand and lockers. The Grand Opening will be June 9th. There is a grand opening planning committee which has been meeting.

There will be a few soft openings for the community. The pool is multi function. The pool is smaller than Highland Pool and there is not a concern with parking. The construction fence will be coming down the middle of April.

They are looking for staff. The pool is not lighted in any way for night swimming, open swimming may be from noon to 7:00 PM. They are figuring out the shuttle routes. Call Paul Prior at 651-266-6370 if you are interested in employment.

1394 Jackson

Jim Bettendorf, Volunteers of America (VOA), presented their proposal for a modification of a conditional use permit to allow for seventy-four (74) residential re-entry program, Zoning Code allows 16 residents, the applicant is requesting 74 residents with a modification of 58. The City may categorize it as a Community Residential Facility licensed by MN Department of Corrections with Federal Oversight. Currently they operate a site 2 miles away in Roseville. There is a purchase agreement with the owner of the proposed site. Mr. Bettendorf discussed the program stating that; clients stay from 60-90 days and are ending their term from a federal prison. There will be oversight from the Federal Marshalls and The Federal Government has say over who will reside in the proposed facility. The primary focus is to reunite the clients will family and most clients would have had drug or white collar crime offenses. A resident pointed out that this use is not consistent with the Large Area Plan or the Arlington Jackson plan. There was never intent for residential use in this area.

Residents are concerned about their property values. The applicant stated that there would not be a negative effect on property values and the fact that the property will be taken off tax rolls. The property will be removed from the tax rolls, only being taxed for the first year at a minimum amount and a payment in lieu of taxes will be in place, Mr. Bettendorf cited that the proposed project will not be utilizing Saint Paul Police Services as a reason to take the property off the tax rolls.

Residents were concerned about clients where-about and it was stated that they are monitored at all times. With each case being different, some will wear ankle bracelets, some will have GIS mapping. A question concerning the type of security was raised and the plan is to put into approximately 1 million dollars into the project to upgrade security. There is no family visitation at this site.

Relocation was discussed with Mr. Bettendorf stating that most clients will eventually relocate in the five to seven metro areas.

The ratio of staff to client will vary with the different clients. There is a Community Relations Board that will be in place and residents and the District Council, City officials are invited to join.

A question regarding space and use was asked, clients need 60 sq feet living space per person, there will be television space and community space.

Funding is from the State as well as Federal. The proposed area is not highly residential and the community brought up concerns about the over concentration of similar uses in the area.

There are case managers on site to assist the residents on re-entry. Clients could be on probation, serving out the end of their incarceration term and the longest period to be there is 6 months. Sex offenders would not be placed at this location. The Federal Government makes the decision as to who will be in the program so community members voiced concerns over the actual accountability.

They do offer state services as well. If the permit is granted the VOA would not change its practicing. A question concerning RICCO or gang related activities was asked and the answer was there are strict rules. Again community members pointed out that the Federal Government decides who will be part of this program.

A resident who lives adjacent to the site stated that this program has just taken away their retirement and they believe their property will be severely and negatively impacted.

A question was asked concerning the calls to the office there were nine(9) calls and four (4) callers requested that District 6 deny the request .

A question concerning what other locations were looked at was asked and Mr. Bettendorf stated that they have been looking for over a year and this is the best because the suburban location was more residential.

The proposed use would have a five year funding cycle. The audience was able to address a last time their concerns; theft, safety, the requested modification is too high, is not consistent with the area plans, the adjacent owners are concerned about their property values and the hit they will take on their property worth.

VOA understands what they are asking of the community and they have a role to have a positive impact on the neighborhood. One resident is against it because of accountability and questioned when the Minneapolis site was acquired. The Minneapolis site was acquired in 1969 after a court case.

The Arlington/Jackson plan was again discussed as well as Trillium and the industrial area. It was also noted that any modification of existing permits will stay with the property.

A motion to recommend denial of the modification of the conditional use permit and any other necessary permits, variances as required by the City of Saint Paul was M/S/A.

197 East Geranium

Tom Flood and Paul Gates discussed the conditional use permit to use the former rectory as transitional housing for the Karen Community; the rectory has 5600 square feet and two stories. For the past 2 years the church has housed refugees, not knowing a conditional use permit was needed. The permit would be to house 26 people including children.

St Bernard's has become their home; the population is reuniting with families, from another state and is of need of transitional housing, they are considered re-settlers. They are traditionally transient population; however the residents have made it clear that they want to make the North End their home. They offer services such as job placement, school enrollment, housing, and assist in acclimating them to the neighborhood. A question was raised concerning the layout of the area, the applicant stated that there are not separate apartments a member questioned if it was more like a dormitory and the applicant relied it was. They live communally with separate bedrooms. The Church is not working as a social service agency. St Bernard's is supporting this program. Land Use requested that this be laid over until April. The applicant agreed to request a layover for the next meeting. A motion to lay this over was M/S/A.

Updates

There were no updates

Other

Cool Air Mechanical is applying for Neighborhood STAR funds and the Task Force will make a determination of support via email.

Adjourn

A motion to adjourn was M/S/A. Meeting adjourned at 8:30 PM



Land Use

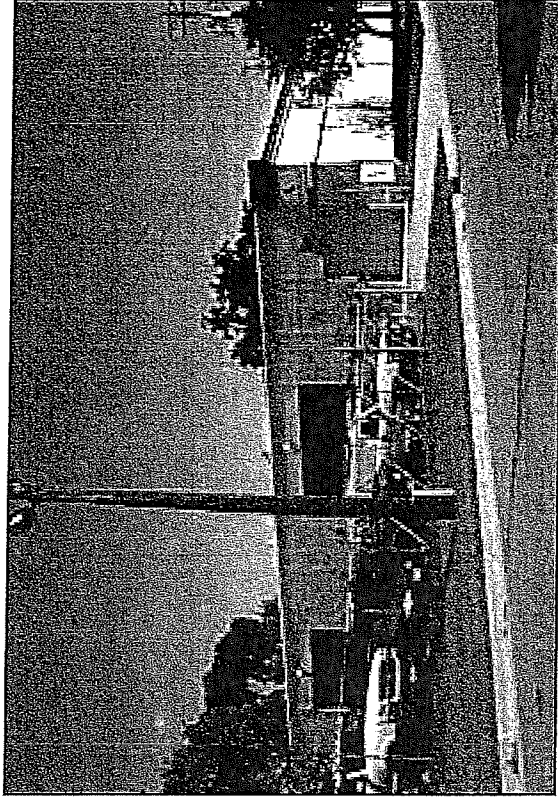
Historic industrial areas of the Great Northern Corridor and Jackson-Arlington will remain vital, home to strong businesses that provide well-paying jobs for residents of the community. Industrial areas will be more compatible with nearby residential neighborhoods. Commercial areas will continue to provide goods and services for residents of the surrounding community. Older housing will be rehabilitated and new housing will be compatible with existing residential structures.

Land Use Objectives and Strategies

LU1. Reduction of conflicts between industrial and residential uses

The industrial area southeast of the Como/Front/Dale intersection lies along the BNSF rail corridor, with businesses that historically benefitted from their proximity to the rail line. Scattered throughout the area are single family houses and a few duplexes, most constructed in the early decades of the last century, prior to the adoption of the City's first Zoning Code. They are non-conforming residential structures in an industrially-zoned area. Many are in substandard condition, suffering from deferred maintenance and, in some cases, structural problems. The vast majority of them are rental properties. It is unlikely there will be significant investment in these residential structures beyond minimal repairs to conform to building code requirements. It is difficult for property owners to do repairs and rehabilitation because lenders are reluctant to provide financing for residential properties in industrially-zoned areas. Moreover, there are risks when residential and industrial uses are in such close proximity to each other. The conflicts can potentially produce deleterious effects for both residents and industry. Industrial impacts can affect the living conditions of residents. Permitted industrial activities may be constrained because they are close to residential structures. The intent is to reduce the numbers of conflicts between residential and industrial uses. To accomplish that, it is preferable to take out non-conforming uses so that properties in the industrial

area can be used consistent with the underlying zoning. This can be done as residential uses become available. In some sections of the industrially-zoned area, generally adjacent to residential neighborhoods or the Como/Front/Dale intersection, there are residential structures in sufficient numbers to warrant rezoning to districts that permit residential uses.





Land Use

LU3. Redevelopment of the Jackson-Arlington industrial area

The *Jackson-Arlington Small Area Plan*, adopted in 1991, envisioned a business center in the area generally bounded by Arlington on the north, Jackson on the west, Maryland on the south, and Interstate 35E on the east.

The St. Paul Port Authority developed the eastern portion of the area in the mid-1990s; redevelopment of the western portion would complete the phased development envisioned in the 1991 plan.

LU3.1 Redevelop the western portion of the Jackson-Arlington area, depicted in Figure 5, as a business center with light industrial and office-service uses.

LU3.2 Complete soils studies on both the natural characteristics (for building purposes) and the chemical characteristics (hazardous waste possibility) of soils in the study area; facilitate the remediation of contamination.

LU3.3 Prepare a stormwater management plan utilizing best practices for the development of the western portion of Jackson-Arlington.

LU3.4 Prepare a plan for design and construction of local streets required for development of western portion of Jackson-Arlington.

LU3.5 Facilitate redevelopment of the western portion of the Jackson-Arlington area to be compatible with the construction and use of Trout Brook Trail, Trillium Nature Sanctuary, and trailhead facilities, as described in the *Trout Brook Regional Trail Master Plan* for these park facilities, as well as any potential rerouting of the Gateway Trail. Coordinate development of trail and sanctuary planning with agencies and abutting landowners.

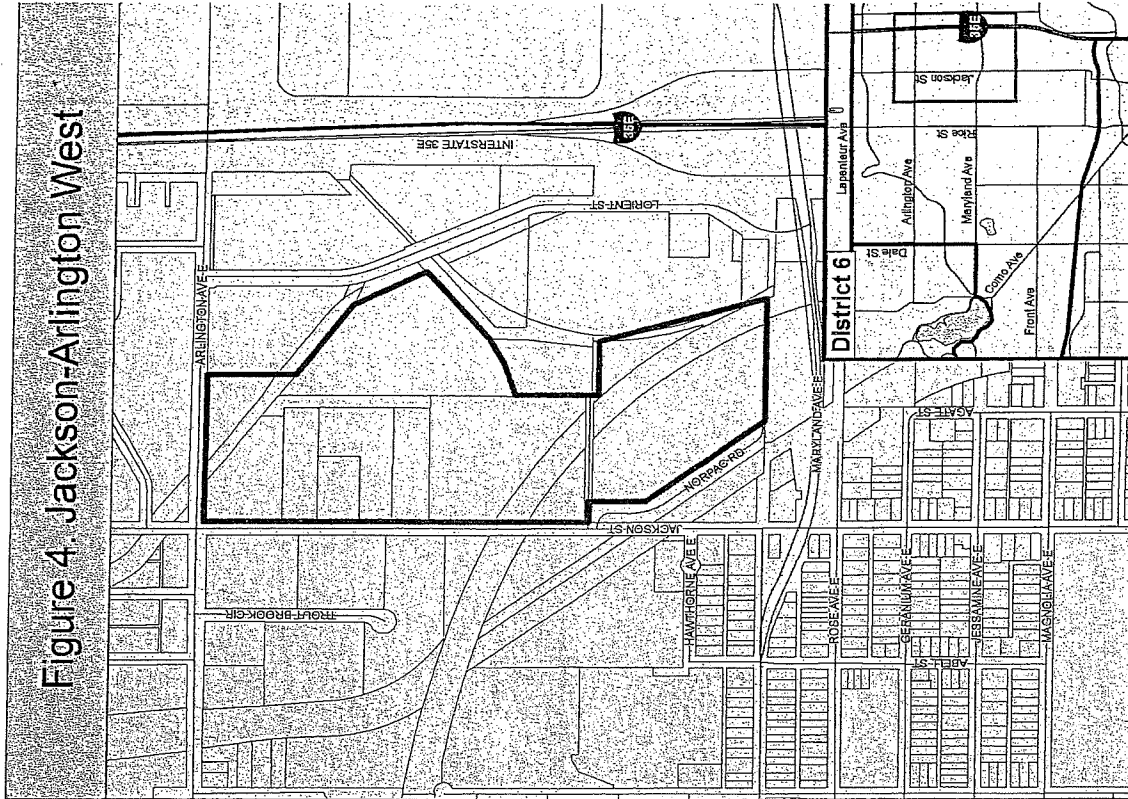


Figure 4. Jackson-Arlington West

