

On Tue, Apr 19, 2016 at 7:12 PM, David Wheaton <wheaton@macalester.edu> wrote:  
Thank you Kristina.

As I mentioned on the phone this morning, I am Macalester's Vice President of Administration and Finance. In this role, I have responsibility for all of Macalester's property including campus buildings and those located near the campus that are owned by the college directly or through the High Winds Fund. Along with the President, I have signing authority over the High Winds properties.

You should include all of the relevant residential properties owned by the college, including the six that we identified as 'withdrawn' in your email dated at 9:51 this morning, as supporting the License Applications for the property located at 1672 Grand Avenue. These properties include:

1662-66 Grand Avenue  
1674 Grand Avenue  
1679-81 Grand Avenue  
1657 Lincoln Avenue  
1661 Lincoln Avenue  
1665 Lincoln Avenue

Please forward this information to any relevant parties at the City of St. Paul. Let me know if you need any more information.

Best regards,

David Wheaton

David Wheaton  
Vice President of  
Administration and Finance  
Macalester College  
1600 Grand Avenue  
St. Paul MN 55105  
651-696-6211 / 651-696-6500 fax  
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MACALESTER COLLEGE



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April 11, 2016

Legislative Hearing Officer  
310 City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

**Re: License Applications, D Lish LLC d/b/a Grand Central Café, 1672 Grand Avenue**

Dear Madam/Sir,

The High Winds Fund owns the following properties within close proximity to the location of the subject property applying for licenses to expand to include a patio in the rear of the building and to add outdoor liquor licenses to the sidewalk and expanded patio service areas:

1648 Grand Avenue (Patagonia)  
1655 Grand Avenue (Parking lot)  
1662-66 Grand Avenue (Mixed use, French Meadow Cafe & residential apartments)  
1674 Grand Avenue (Mixed use, The St. Paul Meat Shop & residential apartments)  
1675 Grand Avenue (Parking lot)  
1679-81 Grand Avenue (Mixed use, Pad Thai & residential apartments)  
1657 Lincoln Avenue (Single family residential)  
1661 Lincoln Avenue (Single family residential)  
1665 Lincoln Avenue (Single family residential)

We have serious concerns regarding the expansion of this business to include a patio without a full review of parking requirements and to extend liquor service without set evening curfews. Our main concerns are insufficient parking provided by the business and noise related to the expansion.

Grand Central Café operates with a parking variance that was granted in 2010 to a different business, The Grand Sandwich. The Grand Sandwich was a small (less than 50-seat) restaurant that operated at 1672 prior to Grand Central Café. Grand Central is already substantially more than a 50-seat restaurant and, with 16 sidewalk seats and an undetermined number of patio seats, would be larger still. The owners of Grand Central Café also own a restaurant, Shish Café, on the same block and it too operates with a parking variance. Neither business provides any customer parking whatsoever.

The High Winds Fund provides and maintains 82 parking spaces for its retail tenants within walking distance of Grand Central Café. The only parking available to Shish is one space behind the business where a catering vehicle is parked. There are another six spaces behind Grand Central

Café which have been used for the past four years as parking for the employees and owners of Shish and Grand Central. If a patio expansion is allowed not only will demand for parking on the street and in our parking lots grow but it will completely eliminated what very limited parking is available to operate these two businesses. As the situation now stands, as much as half of the parking provided by The High Winds Fund for its retail tenants is used by customers of Shish Café and Grand Central Café during peak times. We pay the property taxes, clean, maintain and plow the lots yet they are often filled by customers of Shish and Grand Central.



*Left: The single off-street parking space at Shish; Right: Employee parking for both Shish and Grand Central at 1672 Grand.*

Operating a full scale restaurant with liquor service and entertainment, sidewalk service and an outdoor patio under the parking variance granted to a previous small sandwich shop should not be allowed. The fundamental nature of the business has changed and so too should its parking requirements. The cost and burden of parking should not fall solely on all the other business owners on this block.

We are also concerned by the lack of any specific curfew times regarding sidewalk service and the proposed expansion to include a patio. As it is now, the owners of Grand Central Café have four mounted speakers on the front and rear of the building. These speakers, without City of St. Paul permits, have been in use broadcasting amplified music on the public sidewalk and behind the building in the employee parking area for a number of years. The music can be heard by tenants (both residential and commercial) of the building next door at 1674 Grand Avenue. It is not only irritating to these tenants but it also devalues our property as an attractive place to live and do business.

*Legislative Hearing Officer, City of St. Paul, 1672 Grand, p. 3*

There are also several single family residential properties directly across the alley on this same block.



*Left: One of two outdoor speakers mounted up and under the awning in front at 1672 Grand (April 11, 2016); Right: One of two speakers mounted on the rear of 1672 Grand (April 11, 2016)*

If, after a full review of the appropriate parking requirements and full compliance with any new requirements, the City of Saint Paul still wishes to proceed with a patio expansion of this business, it is imperative that limits to the outdoor service be put in place. French Meadow Bakery and Café, located just a few doors east of 1672 Grand, has an outdoor patio and agreed with the Macalester Groveland Community Council in 2013 to limit its service to a 9:30 pm closing Sunday through Thursday and a 10 pm closing on Friday and Saturday nights. Given the mixed-use, residential and commercial, usages on this block we urge you to put similar restrictions on Grand Central Café's licenses.

If you have any questions regarding our concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Tom Welna". The signature is written in a cursive style with a long horizontal line extending to the left.

Tom Welna  
Director  
The High Winds Fund

c: Liz Boyer, Macalester Groveland Community Council  
Kris Schweinler, Dept. of Safety & Inspections, City of St. Paul



RECEIVED

3/20/16  
Dear Hearing Officer: MAR 24 2016

CITY CLERK

Re: License at 1672 Grand Ave.  
License # 20120004145

I believe on a number of the  
restaurants that:

- 1) the owners are typically very responsible about neighborhood concerns
- 2) that licensing for outdoor liquor service ought to be substantially accepted provided:
  - a) owners keep the drinking in a family atmosphere and contain it within the confines of the restaurant
  - b) there shall be no employment of minors or entertainment outside the building that can spill over to the owner or licensee herein below the restaurant (over)

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This restaurant has typically been a great neighbor and we reside in Lincoln Ave behind the restaurant want to keep it as such.

Thank you for your consideration.

John H. Dwyer  
Dennis Diergans  
1678 Lincoln Ave.  
St. Paul, MN  
55105

**Sheffer, Vicki (CI-StPaul)**

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**From:** Marge Wherley <mwhrly@q.com>  
**Sent:** Monday, March 07, 2016 8:35 PM  
**To:** \*CI-StPaul\_LH-Licensing  
**Cc:** mwhrly; Tom; Renee LaCourse; Mary Margaret Sullivany  
**Subject:** Application/License number 20120004145

I did sign the petition for Grand Central to add a Liquor-Outside Service Area (Patio). However, the petition did not allow for conditional approval.

FIRST: I would strongly object to **any amplification of music, broadcasted events or entertainment on the alley**. The residents of Lincoln Avenue whose properties abut the alley are already impacted by the businesses on Grand Avenue. At one time, Grand Central had music blasting the alley from speakers. When the speakers were accidentally turned up, the noise in my house was so loud that even with all my windows closed, it was too loud for me to use the telephone in any room in my home. I am a teleworker and this was a huge issue. The owner did turn this off when requested, but it's clear that noise in the alley is an issue, particularly in the summer when windows are open (and of course that's when the Patio would be used).

SECOND: The owner should have to obtain approval for any lighting on the alley, the light should be shielded from reflecting upward and the City should assess whether the lighting exceeds the foot-candle limits at the property border. French Meadows' alley lighting is NOT shielded and it beams straight into my bedroom window at night. It is remarkably bright, waking me up at night. I suspect that if it was shielded, as it should be, this would not be a problem. The light also reflects off the neighbors' home.

I hope you will take these concerns into consideration. I do support the Grand Avenue businesses and I hope they also support their neighbors.

Thanks for allowing input.

Marjorie Wherley  
1677 Lincoln Avenue  
St. Paul, MN 55105