

St. Anthony Park Community Council/District 12  
2395 University Avenue W., Suite 300E, Saint Paul, MN 55114  
651/649-5992 tel www.sapcc.org

ST. ANTHONY PARK  
February 12, 2018  
COMMUNITY COUNCIL  
12  
DISTRICT

City of Saint Paul – Zoning Committee  
25 West 4th Street  
City Hall Annex  
Suite 1400  
Saint Paul, MN 55102

Dear Zoning Committee,

The St. Anthony Park Community Council/District 12 supports the PAK/HBG project at 2103 Wabash. The developer has committed to working with the Community Council to investigate ways to increase the amount of commercial spaces in the project and to improve pedestrian and biking infrastructure surrounding this historic building. This will providing better connections and safety to the mix of nearby offices, warehouse spaces, restaurants, brewery, retail, and other employers that already exist within a few blocks of this proposed development.

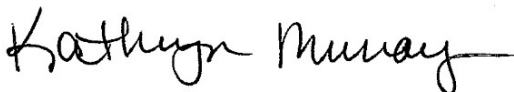
We support this project because we believe it is a worthwhile effort to rehabilitate and repurpose a historic building, and it recognizes that industrial areas need to change to accommodate modern businesses that require innovation and shared resources among networks of collaborators.

One of the key questions that our Community Council has been considering as we draft a new ten-year plan for the community is “How do we support the shift to a creative, more diverse economy?” We believe that industry around maker-culture hubs will create far more jobs than strictly industrial-zoned areas. Such a maker-culture hub is developing near this project. We believe that mixed use buildings including both housing and industrial/commercial spaces will be necessary to increase jobs in the future in areas currently zoned industrial. Zoning needs more flexibility to adapt to changing industry.

This building has been vacant for nearly forty years. This would not be true if the site was in demand for industrial use. We applaud the project’s plan to create commercial spaces that are necessary for small-scale manufacturing and customization businesses, so-called “maker spaces.” These commercial spaces are in demand in our district, and we believe will be an important element of increasing jobs in our district. We would like to see even more of these spaces in the project.

We support either a re-zoning and variance or a conditional use permit to allow the project to move forward. Our preference would be to extend the IT Transitional Industrial zone that reaches the corner of Montgomery Street and Myrtle Avenue to include the site and grant a variance to for more housing than is allowed in an IT zone.

Sincerely,



Kathryn Murray  
Operations and Outreach Coordinator

CC: Russ Stark, Council Member; Samantha Henningson, Legislative Aide; Mike Zipko