

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Mississippi Market (Selby Ave) **FILE #:** 11-265-812
 2. **APPLICANT:** Mississippi Market **HEARING DATE:** September 8, 2011
 3. **TYPE OF APPLICATION:** Rezoning - Consent
 4. **LOCATION:** 633 Hague Ave, between Dale and St. Albans
 5. **PIN & LEGAL DESCRIPTION:** 022823110178; Holcombes Addition Tosaint P Lot 27 Blk 5
 6. **PLANNING DISTRICT:** 8 **EXISTING ZONING:** RM2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** August 30, 2011 **BY:** Kate Reilly
 9. **DATE RECEIVED:** August 10, 2011 **60-DAY DEADLINE FOR ACTION:** October 9, 2011
-

- A. **PURPOSE:** Rezoning from RM2 Medium Density Multiple-Family Residential to B2 Community Business.
- B. **PARCEL SIZE:** 40 x 110 ft; 4,400 square feet
- C. **EXISTING LAND USE:** Residential
- D. **SURROUNDING LAND USE:** 633 Hague Ave. is surrounded by residential uses to the west and commercial uses, including parking, to the north, south and east.
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** 633 Hague Ave. was inherited by the previous owners when a family member died. In order to sell the house it needed to be brought up to code, which was cost prohibitive to the previous owners. The building was placed on the vacant building list as a Category 2 Vacant Building in January of 2010. On July 25, 2011 the neighboring Mississippi Market Co-op purchased the property with the intent of demolishing it and expanding the parking lot of the market.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 8 had not made a recommendation at the time the staff report was prepared.
- H. **FINDINGS:**
 1. The purpose of this application is to re-zone 633 Hague Ave., currently in an RM2 Medium Density Multiple-Family Residential district, to B2, Community Business in order to provide expanded parking for Mississippi Market Co-op, which is adjacent to this property.
 2. The proposed zoning is consistent with the way this area has developed. Selby is a commercial street and the corner of Selby and Dale, near where this property is located, has commercial uses on all four corners. Commercial properties which front Selby don't have much off-street parking to the rear, and rely on on-street parking. The Mississippi Market proposal is for a parking lot expansion to the rear and west of their building to accommodate their needs. Extending the B2 zoning to the west one additional parcel is consistent with the commercial character of the area.
 3. The proposed zoning is consistent with the Comprehensive Plan. Selby is identified as a mixed use corridor on Future Land Use Map LU-B. Mixed-Use Corridors include areas where two or more of the following uses are or could be located: residential, commercial, retail, office, small scale industry, institutional, and open space uses. The uses in these corridors may be within a building or in buildings that are in close proximity to each other. This portion of Selby Avenue is served by transit, as are other Mixed-Use Corridors. The node at Selby and Dale is a particularly dense center of retail and other commercial uses. The Comprehensive Plan generally calls for balance

and choice in transportation modes, efficient parking lot design, and voluntary reduction of surface parking lots. This development achieves some of the goals outlined in Strategy 2.8 of the Transportation Chapter by providing a space for a car-sharing program, bicycle facilities, and heavy landscaping.

4. The proposed zoning is an extension of the zoning for the existing parking lot for Mississippi Market. Consideration has been given that the proposed parking lot expansion is next to a residential property. The proposed site plan shows heavy landscaping to buffer the use from the adjacent residential property.
 5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and creates an island of nonconforming use within a larger zoned district, and which dramatically reduce the value for uses specified in the zoning ordinance of either the rezoned plot or abutting property."* This does not create an use inconsistent with the surrounding uses (additional parking and residential) nor does it create an island of non-conforming use and will not dramatically reduce the value of the lot or abutting property.
 6. The petition for rezoning was found to be sufficient on August 19, 2011: 80 parcels eligible; 54 parcels required; 66 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning of 633 Hague from RM2 Medium Density Multiple-Family Residential to B2 Community Business.



PETITION TO AMEND THE ZONING CODE

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

11-265812

FEE: \$1200.00

Tentative Hearing date

9-8-11

PDB

022823110178

APPLICANT

Property Owner Mississippi Market Cooperative, Inc
Address 622 Selby Ave
City St Paul St. MN Zip 55104 Daytime Phone 651 310 9461
Contact Person (if different) Gail Graham, General Manager Phone _____

PROPERTY LOCATION

Address / Location 633 Hague
Legal Description 02 28 23 11 0178
Current Zoning RM2
(attach additional sheet if necessary) R-Duplex Legal/Non conforming
Vacant Property cat. 2

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes, Mississippi Market Coop Inc, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a RM2 zoning district to a B2 zoning district, for the purpose of: parking lot expansion - letter attached.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

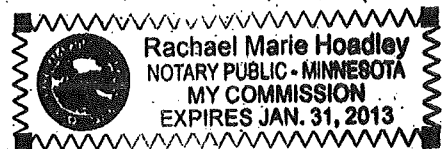
Preliminary - hope to update prior to meeting

OK 165176
1200.00
pdd
8-10-11

Subscribed and sworn to before me this 08/10/2011 day of August, 2011.

By: Gail Graham
Fee Owner of Property
Title: General Manager

Rachael Marie Headley
Notary Public





Mississippi Market
Natural Foods Co-op

Administrative Offices
622 Selby Avenue
Saint Paul, MN 55104
651-310-9499
www.msmarket.coop

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 W Fourth Street
Saint Paul, MN 55102-1634

August 10, 2011

Dear Committee Members,

On July 25 Mississippi Market acquired the house at 633 Hague, which is adjacent to our main parking lot, directly across from our overflow parking lot. Our hope is to get the property rezoned to allow for business use, demolish the house and expand our parking lot. I have included a print out of the property information on the house and aerial photos of the site and area. As you can see, it is a densely commercial corner.

The 633 Hague site is presently zoned "RM2"—"Residential Duplex, Legal Non-Conforming Vacant Building Category 2". The co-op is zoned B2, which allows for general retail. We will seek B2 zoning for the new lot. We feel that the rezoning will be compatible with land use and zoning in the general area since the lot is adjacent to our existing parking lot and directly across the street from our overflow lot. We presently have the consent of 67 of the needed 80 near by property owners on our rezoning petition: 83.75%.

We know that removing housing is a sensitive issue. However the past few years have been difficult and St. Paul has ended up with far too many abandoned houses: there are 941 single family homes on the vacant housing list. The owners of this particular house inherited it when their uncle died. They explored remodeling with an eye toward renting it out, but discovered it would require complete rewiring and re-plumbing to bring the house up to code. Then the housing bubble burst, home values plunged, and the owners realized they could not recoup the expense of the extensive renovations necessary. They have allowed the house to sit vacant for the past few years and it has continued to deteriorate. I have included some photos of the condition it is in. The probability that this house would ever have returned to an "owner occupied" status is very remote.

Mississippi Market believes that we have a legitimate need for this parking and this additional parking will help reduce some of the congestion on the near by streets. There are approximately 145 people employed in our building and we get about 800-1,000 customers in the store each day. The commercial businesses at the Selby Dale intersection have been thriving, and with that success parking has become a significant issue in a neighborhood. The co-op presently has 66 parking spots and rents an additional 10 from E&J Drycleaners—which we will continue to rent for employee and tenant parking. We will get approximately 12 additional spots on the lot. This would put our total owned parking at 78—under the maximum of 85 that would be allowed for a building and business of our size.

Mississippi Market has been an active member of this community since we opened in the spring of 1999. Since then, the annual sales at this location have grown to over \$12,000,000. Last year we paid \$162,364 in property taxes, \$125,452 for our Selby location. This year we expect to pay \$230,492 (not including the Hague property) \$132,286 of that for our Selby location. Membership now exceeds 10,000, and we have a staff of 169, 105 of

whom are employed at our Selby store. 60% of our staff are at or above St. Paul's livable wage of \$11.82. We make an effort to employ people from the neighborhood and 31 of our staff live within 1.2 miles of the Selby store. We also make an effort to reflect the diversity of the community in our staff. At the end of June 2011 24.3% of our employees at our Selby location were non-white.

Mississippi Market has worked hard to be a good neighbor in the community. We have been sponsors of the Selby Area Jazz Fest since its inception and we regularly provide donations to neighborhood organizations. (list included) Last winter we took on the responsibility of plowing the alley behind the Selby store. Over the years we have established a good track record of creating inviting gardens as part of our landscaping plans. When we redeveloped our overflow lot in 2006 we installed a rain garden and were able to preserve all of the mature trees. Last year the rain garden we installed at our store on West 7th won a "Blooming Saint Paul" award. When we develop this new lot and expand our parking we intend to do everything possible to preserve the large, existing oak tree and we will prepare an attractive landscaping plan that is sensitive to the needs of the neighbors and responsible from an environmental perspective.

We understand that people are concerned that more parking just encourages more use of cars. Please be assured, Mississippi Market *does* encourage alternate forms of transit. We are sponsors of the Nice Ride bike station that is planned for the corner of Hague and Dale. We recently added a new bike rack and introduced a "Bicycle Perks" program, rewarding people who bike to shop. For many years we have provided small subsidies for our staff to purchase bus passes to encourage them to take public transit to work. These are positive steps, but the reality is that most of our shoppers and staff do drive to the store.

Over the years we have demonstrated our commitment to sound design and welcome our neighbors' input into the plan for the lot. On Neighborhood Night Out we had a tent up in our overflow lot so near by neighbors could stop by and raise their concerns. We presented our plans to a Community Issues meeting on August 9 at which 9 people voted to support our plans and 7 opposed them. SUPC meets on August 23rd, and we have asked them for a letter of support.

I have included a preliminary site plan with our application. I expect it will change after I have the opportunity to review it with Tom Beach. It has been my understanding that I can provide more current information at a later date, but that it is important to get the petition in well in advance of the meeting to allow for the appropriate validation of signatures.

If I can provide any further information please don't hesitate to call me at 651 310 9461.

Sincerely,



Gail Graham

General Manager
Mississippi Market

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

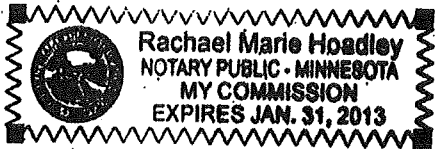
COUNTY OF RAMSEY)

The petitioner, Mississippi Market Cooperative INC, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Jail Graham, General Manager
NAME
Mississippi Market Cooperative INC
50 622 Selby Ave St Paul MN
ADDRESS 55104
651 3109461
TELEPHONE NUMBER

Subscribed and sworn to before me this
10 day of August, 2011.

Rachael Marie Hoadley
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Gail Graham, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 12 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

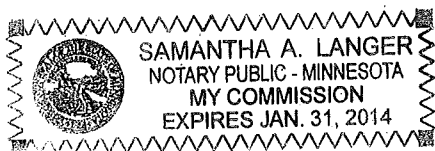
Gail Graham General Manager
NAME Mississippi Market Cooperative Inc
622 Selby Ave
ST. Paul MN 55104
ADDRESS

651 310 9461
TELEPHONE NUMBER

Subscribed and sworn to before me this

10 day of August, 2011.

Samantha Langer
NOTARY PUBLIC



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

CUP

NCUP

FIRST SUBMITTED

DATE PETITION SUBMITTED:

8-10-11

DATE OFFICIALLY RECEIVED:

8-19-11

RESUBMITTED

DATE PETITION RESUBMITTED

DATE OFFICIALLY RECEIVED:

PARCELS ELIGIBLE:

80

PARCELS ELIGIBLE:

PARCELS REQUIRED:

54

PARCELS REQUIRED:

PARCELS SIGNED:

66

PARCELS SIGNED:

CHECKED BY:

Paul Dubrouel

DATE:

8-19-11

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Mississippi Market Cooperative Inc
(name of petitioner)
to rezone the property located at 633 Hague
from a RM2 zoning district to a B2 zoning district and
2. A copy of sections 66.410 through 66.441, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a B2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Mississippi Market Cooperative Inc to a B2 zoning district.
(name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
<u>612 Selby Ave 55102-1931</u>	<u>ST Paul Development Corp</u>	<u>John A. McCarty</u>	<u>8-4-11</u>
<u>613 Selby Ave 55102-1931</u>	<u>ST Paul Development Corp</u>	<u>John A. McCarty</u>	<u>8-4-11</u>

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

**CONSENT OF ADJOINING PROPERTY OWNERS FOR A
REZONING**

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Mississippi Market to a B2 zoning district.
(name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
02-28-23-11-0308	Selby Dale Cooperative	Benita Calderon	8/2/2011
02-28-23-11-0094 thru		↓	↓
02-28-23-11 0152			
02 28 23 11 0325	Mississippi Market Cooperative	Jim Graham	8-5-2011
02 28 23 11 0323	Mississippi Market Cooperative	Jim Graham	8-5-2011
02-28-23-11 0322	Mississippi Market Cooperative	Jim Graham	8-5-2011
02 28 23 11 0178	Mississippi Market Cooperative	Jim Graham	8-5-2011

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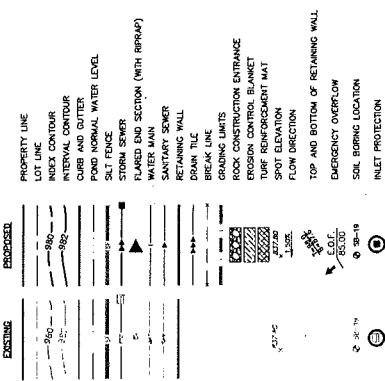
Grading Notes

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PARAPET, DIRT PROTECT, RAMP, ENTRANCE, DRIVEWAY, AND EXISTING DRIVEWAYS AND NUMBER OF DRIVEWAYS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, AS PREPARED BY THE CITY ENGINEER'S ASSOCIATION OF MISSOURI.
4. ALL REGRADED IMPAVED AREAS ARE TO BE SET FOR FINISH OF TOPSOIL AND SOIL OR SEED. THESE AREAS SHALL BE WATERED WITH A HEALTHY STRAND OF TURF GRASS, OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF SET METHODS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, AND CONE TRAFFIC CONTROL DEVICES SHALL BE PROVIDED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MOBILE STANDARDS.
6. INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS AND UNIFORM SLOPES ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING POINTS.
8. SPOT ELEVATIONS SHOWN INDICATE FINISHED PARAPET ELEVATIONS & CLUTTER SURFACE GRADE.
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR THE DISPOSAL. CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN, CONTROLLED BY A LICENSED PROFESSIONAL ENGINEER.
12. CONTRACTOR SHALL PROVIDE A POLLUTION CONTROL PLAN AND SYSTEM (MPCPS) INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL AT FULL-LOADED TRUCK/DUMP TRUCK OR APPROVED EQUIV. IN EACH OF THE EXCAVATED AREAS SHALL BE COMPLETED. ALL COMPLETE PASSES WITHIN THE EXCAVATED AREAS SHALL BE COMPLETED. AREAS OF FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
14. DEMONSTRATION MATERIAL SHALL BE PLACED IN THE BUILDING PAD, STREETS OR DRIVEWAYS AS SHOWN ON THIS PLAN AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. DEMONSTRATION MATERIAL SHALL BE PLACED IN THE BUILDING PAD, STREETS OR DRIVEWAYS AS SHOWN ON THIS PLAN AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. THE ORDINARY COMPACTION METHOD AS OBTAINED IN MOBOT 2103.12.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GEOTECHNICAL ENGINEER.

Erosion Control Notes

1. SLOPE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER AND LOCATIONS WHERE STORM WATER RUNOFF MAY LEAVE THE SITE PRIOR TO ANY EXCAVATION/CONSTRUCTION ACTIVITIES.
2. ROCK CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
3. DRAINAGE AND EROSION CONTROL: THE CONTRACTOR SHALL COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SLOPES AND EXPOSURE OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WATERER MEANS NECESSARY TO PREVENT EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPERMEABLE AS WELL AS PERMEABLE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING PARAPET OR EXISTING STORM SEWERS OR SLOPES SHALL BE REPAIRED AFTER EACH RAIN AFFECTED AREAS SHALL BE CLEANED TO THE ORIGINAL CONDITION. TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. CONTRACTOR SHALL INSTALL TEMPORARY INLET PROTECTION (MIMMO) OR COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED WITHIN SEVEN (7) DAYS.
5. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED WITHIN SEVEN (7) DAYS.
6. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOIL OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER THE AREAS ARE GRADED.
7. PAVED STREETS USED FOR TRUCKS SHALL BE LEFT FREE OF SOIL AND DEBRIS. STREET SWEEPINGS SHALL BE COMPLETED DAILY.

Grading Legend

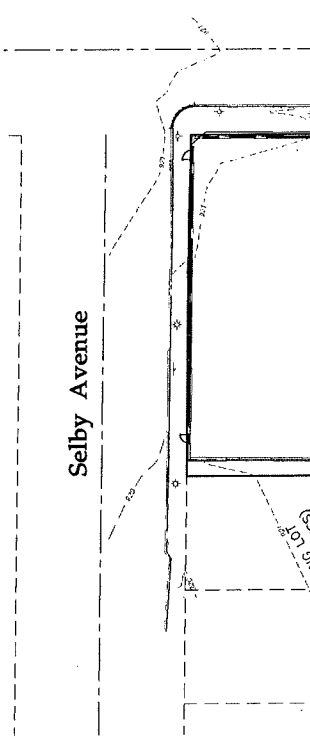


NOT FOR CONSTRUCTION

- Selby Store Parking Expansion**
- S. Paul, Minnesota 55104

Selby Store Parking Expansion Grading & Erosion Control Plan

S. Paul, Minnesota



Prepared for:

Client:	MLL
Design:	CA/MLL
Drawn:	CF
Checked/Drawn/Inch:	

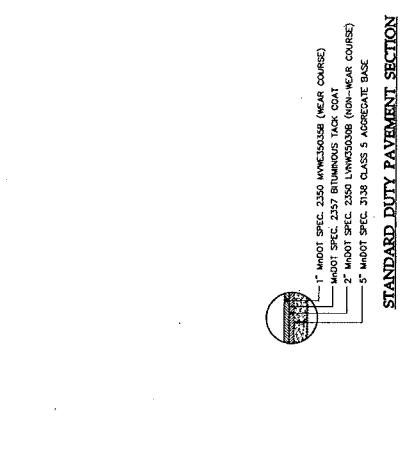
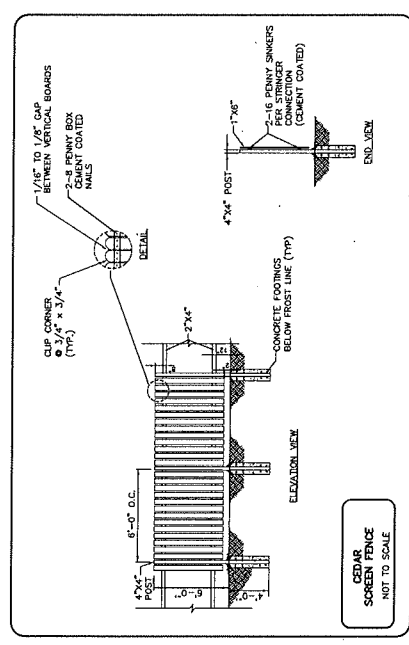
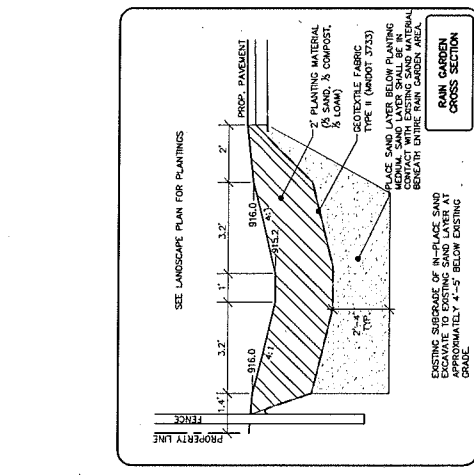
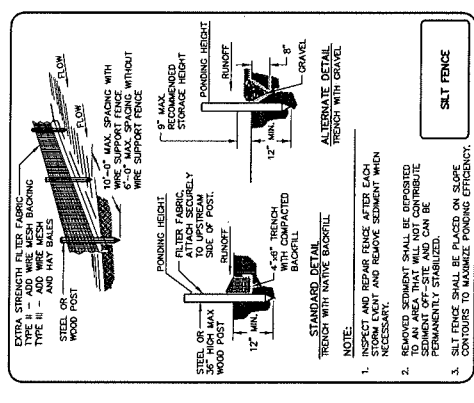
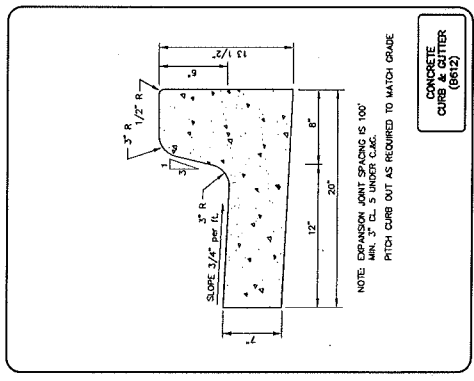
Scale: 1" = 10'-0"

North Arrow

Scale: 0' 20' 40' 60'

Westwood Professional Services, Inc.
 10000 Hennepin Avenue, Suite 100
 Minneapolis, MN 55412
 Phone: 612-338-8800
 Fax: 612-338-8801
 Email: info@westwoodpro.com
 Date: 08/30/11 Issue No. 63759





Date: 06/30/11 Sheet: C4 of 4

NOT FOR CONSTRUCTION

Selby Store
 Parking Expansion
 St. Paul, Minnesota

Mississippi Market Coop
 St. Paul, Minnesota 5504

Prepared for:

Drawn:	JAL
Checked:	CAJ/ML
Design:	DF
Revised Drawing Number:	

Revision:

1	Initial Issue for Review
2	Revised for Review
3	Final Issue for Construction

Created: June 2011, J.E.
 Date: 06/30/11, User No.: 43079

Wehwood Professional Services, Inc.
 10000 Highway 100, Suite 100
 St. Paul, MN 55128
 Phone: 651-436-1166
 Fax: 651-436-1167
 www.wehwood.com

From: Craig Upright <craig.upright@gmail.com>
To: Gail Graham <gail@msmarket.coop>
CC: <board@msmarket.coop>, Paul Dubruiel <Paul.Dubruiel@ci.stpaul.mn.us>
Date: 8/12/2011 1:19 PM
Subject: Alternative Proposal for 633 Hague

From: Craig Upright
To: Gail Graham, General Manager, Mississippi Market
Cc: Mississippi Market Board of Directors
Paul Dubriel, St. Paul Department of Planning and Economic Development

Re: Alternative Proposal for 633 Hague

Date: 12 August 2011

Dear Gail,

I'm writing today as a neighbor to and as a member of the Mississippi Market concerning the proposed parking lot addition. As you well know, the residents and homeowners on Hague Avenue have expressed unified opposition to the demolition of the home at 633 Hague in order to pave over the property for additional parking. After viewing the initial design proposal you presented on 09 August at the Summit-University Planning Council meeting, I have several concerns:

- * net loss of greenspace
- * large amount of new pavement leading to more runoff
- * severely compromised drainage under the oak tree's drip line
- * layout encourages greater use of the alley as an entrance/exit
- * no buffer between the parking area and Margaret's house at 639 Hague

After experimenting with potential layouts, I have concluded (as I assume your architects did as well) that one can squeeze at most 12 new parking spots into that area, and the proposal you showed us represents the only blueprint to achieve that. We cannot obtain those 12 additional spots without a huge expanse of asphalt and a great loss of neighborhood good will.

My alternative proposal would address all of the problems cited above. It would yield 9 new parking spots instead of 12, but I hope you'll agree that this trade-off results in a design that actually enhances the Market's property and aesthetics well beyond the added value of three parking spots. It is quite simple, really: if we convert the existing garden into parking from the sidewalk to just south of the oak tree, we can easily get 9 new parking spaces. The width of the garden is 16+ feet, more than adequate for a parking stall if it extended to the existing fence. Signs could reserve this row of parking spots for delivery vehicles between 8 and 11 a.m., allowing vans and trucks to parallel park without interfering with traffic flow.

Once the house is demolished, we could then expand the garden into the entire 633 property, adding bicycle parking and even a picnic bench or two. We could retain the garage for Market storage: garden tools, shovels, snowblowers, etc. and perhaps the recycling bins as well. Privacy fencing along the north and west property lines along with an iron fence on the south side would help ensure that this does not present itself as a public park, and signage could indicate we reserve its use for Market members.

To help address the current disconnect with the overflow parking lot, I propose a brick pathway that starts from the main Market entrance, extending west across the current yellow striping towards the oak tree, south behind the current fence to the sidewalk and a new curb cut, and across the street to the overflow lot all the way to the rain garden. This would not only provide a more pedestrian-friendly and stronger visual connection between the two lots, but also create a pleasant path through an arbored garden that

would be a pleasure to traverse rather than a chore. I'm hoping that the distance from the corner of Dale and Hague to the proposed crosswalk would also satisfy some of the city's safety concerns.

In addition to increasing the greenspace, ensuring a better ecosystem for the oak, and providing a more suitable buffer for Margaret, we would save ourselves and the neighborhood a contentious battle over rezoning. I believe that our members would welcome both the increased parking and the garden's new design -- especially if paired with an improved pedestrian connection through the garden to the overflow lot -- and would agree that this solution remains true to the co-op's values promoting outreach to our community and working for global sustainability.

To summarize: this plan can create 9 parking spots with minimal disruption. In order to increase that yield you need to pave over nearly the entire plot of land at 633 Hague. The math seems counter-intuitive but cannot be refuted -- converting 633 Hague to a parking lot and paving an additional 2,500+ square feet of potential greenspace will result in a net gain of just 3 additional spaces.

If you adopted this proposal and provided some assurance that this lot would not be paved in the future, I'm quite sure that the majority of the Hague Avenue and other nearby residents would support it. For the price of three parking spaces, we can actually improve our relations with the neighborhood and our stewardship of the earth. That sounds to me like a victory for all concerned parties.

Thanks for your consideration,

Craig Upright
661 Hague Avenue
St. Paul, Minnesota 55104
(612) 600-1282

P.S. If the recycling area was moved to the 633 property, we could possibly create a 10th handicapped-only space right next to the store. I don't know the intricacies of the zoning requirements involved for parking lots which explains why I'm conservatively suggesting we would lose a maximum of three spaces with this alternative proposal.

Kate Reilly - file 11-265-812


From: "Gail Graham" <gail@msmarket.coop>
To: "Kate Reilly" <Kate.Reilly@ci.stpaul.mn.us>
Date: 8/31/2011 10:10 AM
Subject: file 11-265-812
CC: <jeff@thelaundrydoctor.com>

Hi Kate,

I am forwarding you a copy of the email Jeff Gardner, chair of the SUPC Community Issues committee, send to the SUPC board, summarizes the Community Issues meeting. The SUPC board did not take a vote on the matter, but I thought it might be helpful for you to receive the summary of the committee meeting. If you have any questions you can contact Jeff directly, I copied him on this email.

Thanks

Gail Graham
 General Manager
 Mississippi Market
 622 Selby Ave
 St. Paul, MN 55104
 651 310 9461
 ggraham@msmarket.coop

 Please consider the environment before printing this email.

From: jeff@thelaundrydoctor.com [mailto:jeff@thelaundrydoctor.com]
Sent: Wednesday, August 31, 2011 7:08 AM
To: board@summit-u.com
Subject: Community Issued meeting Recap

Fellow SUPC Board Members

I regret that I was not able to attend out board meeting on August 23, but I was out of town on business. I do want to give you a summary of the Community Issues meeting we held on August 9th to allow residents to comment on Mississippi Market's proposed rezoning application. We met at SUPC offices, as a memorial service was taking place at St. Albans.

Flyers were distributed to the residents on Monday August 22, and an announcement also went out in the SUPC newsletter. We had good attendance at the meeting, approximately 30 people. Nieeta Presley Executive Director Aurora St. Anthony began with a brief presentation on the proposed plans for the Old Home Dairy site on University. There was no action needed, she just wanted to give us an early head's up on what they are thinking about.

The only other item on the agenda was a presentation on the co-op's plans from Gail Graham, General Manager of Mississippi Market. She reviewed a drawing of the proposed layout, passed around photos of the interior of the house at 633 Hague that they plan on demolishing that showed the poor condition it was in, and spoke about why the parking is important to the co-op. There was a packet of information with all of the handouts that was to be shared with the board.

The proposed expansion generated lots of discussion. There were people who supported the idea, and felt the parking problems in the area are significant, and feel that the proposed expansion to the lot would be helpful to the co-op and would get cars off near-by streets. There were a number of residents of Hague who did not support the proposal. Their main reasons were concern over the loss of green space , possible damage to the large Oak on the lot, possible light pollution, more traffic and the fact the block already has parking lots at the other end. The next door neighbor was especially concerned about having a parking lot adjacent to her house.

Ms. Graham commented that the co-op has tried to come to shared parking arrangements with the Churches at the end of the block, but has been unsuccessful. She assured the residents that the Co-op wants to preserve the Oak and will be taking measures to protect it during the project, and mentioned that they have successfully preserved trees on other projects they have done. She also stated that the co-op has an excellent track record of creating inviting gardens on their parking lots. There was also much discussion about the fact that neighbors felt caught off guard by the Co-op's plan, and that they felt things were moving too fast.

The meeting went on a while with most of the apposed neighbors on Hague presenting the same issues again and again so we had to cut the meeting off at 7:30 and take a poling of the attendees. There were a few people who had to leave early, who had gone on record as being in support of the co-op. I didn't included them in the straw poll count, which ended up being 9 in favor of the co-op and 7 against.

Just so you know, a few days after the meeting Ms. Graham sent us an updated plan that took ideas from the meeting, reducing the parking spots gained to 10 and greatly increasing the green space. It seemed to address one of the big issues raised at the meeting about loss of green space.

As a side note I have not signed the petition because of my position on this board and I have remained neutral on this issue to the public, However I live (own my home not rent) in the 350 feet range and I own the building my business is in that is with in the 350 feet of the market and to this group I will let you know I am in support of this rezoning.

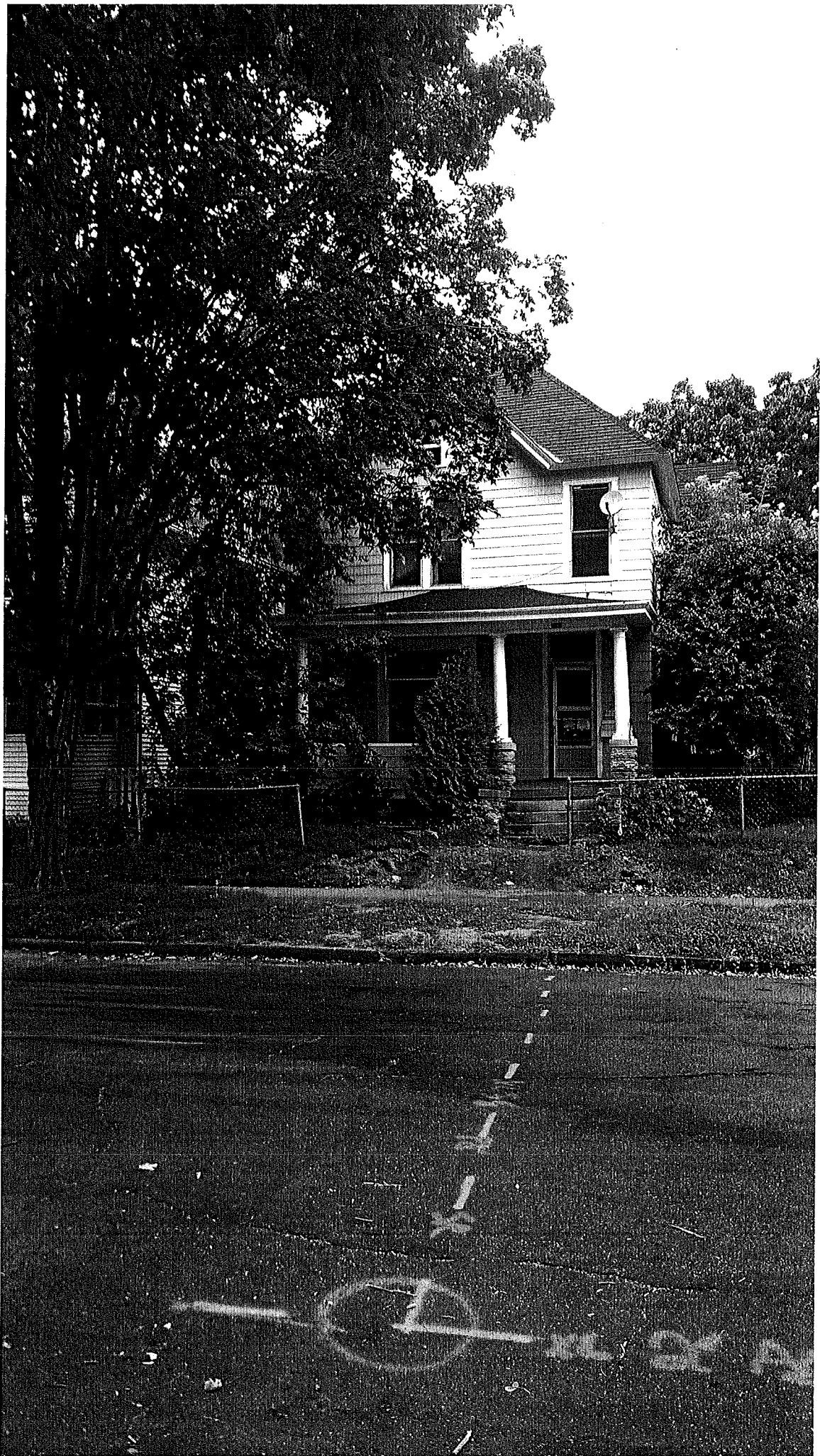
Community Issues Chair

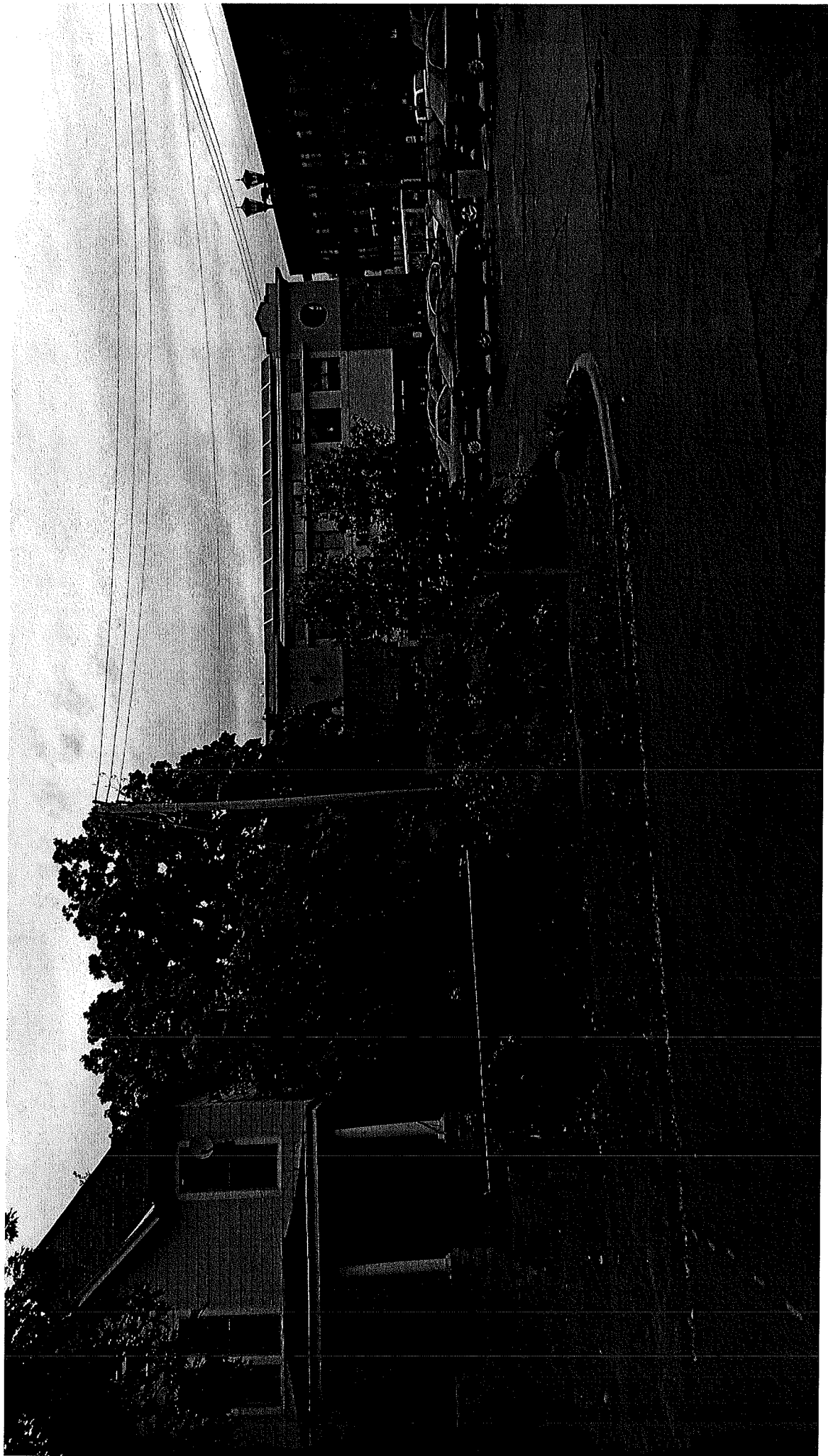
Jeff Gardner
The Laundry Doctor
662 Selby Avenue
Saint Paul, MN 55104
(651) 602-0387

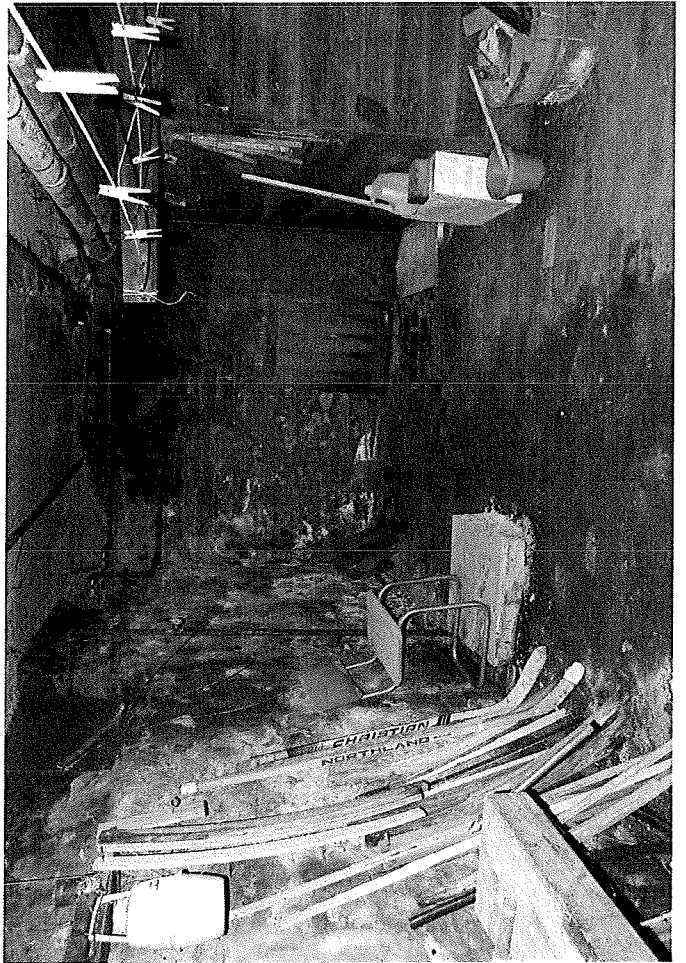
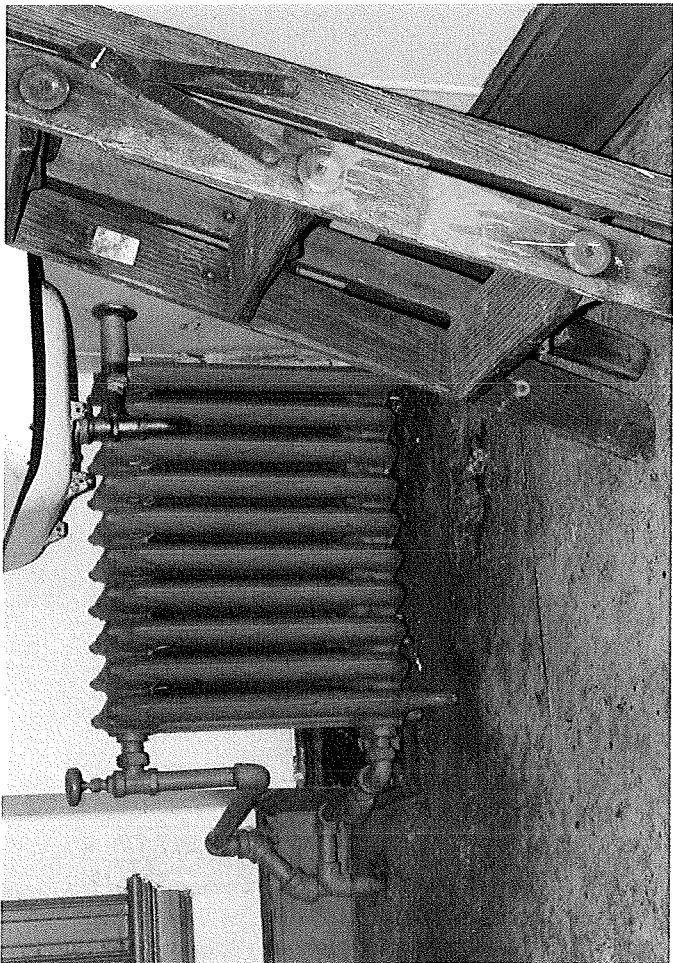
<http://www.thelaundrydoctor.com>

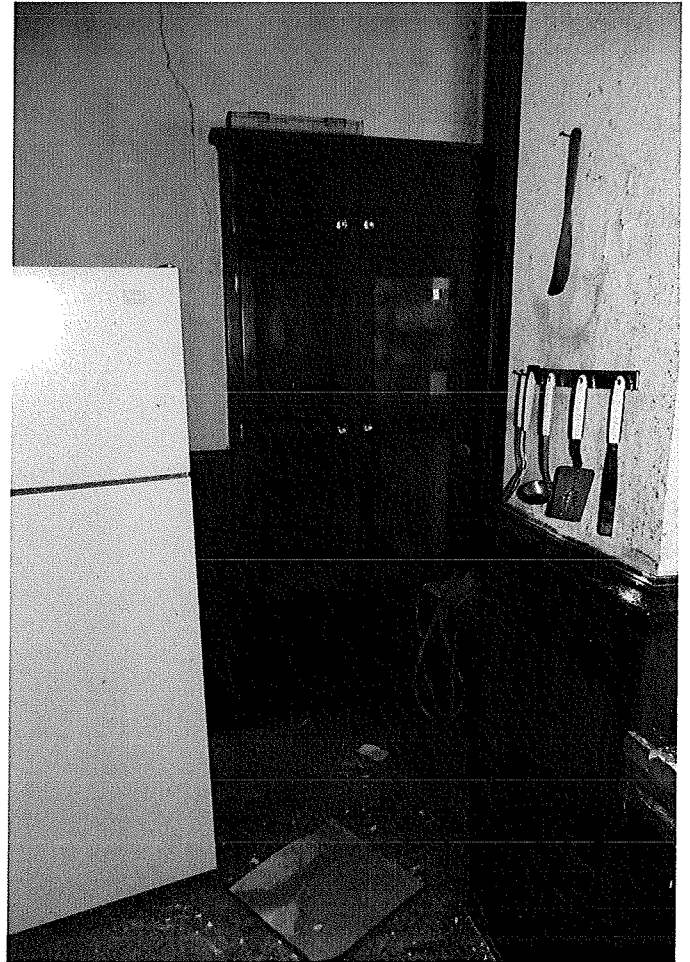
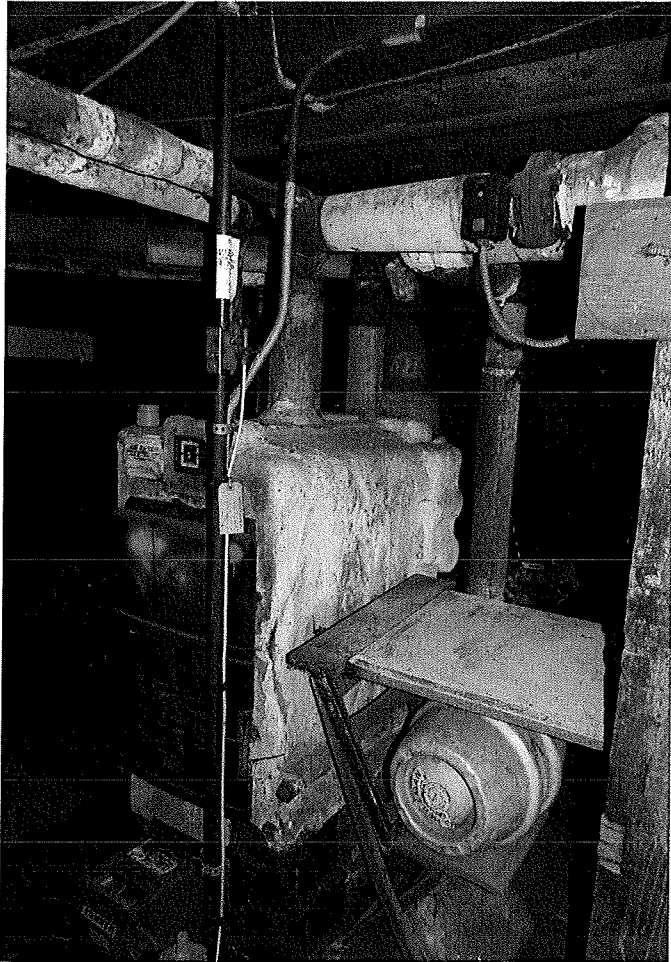
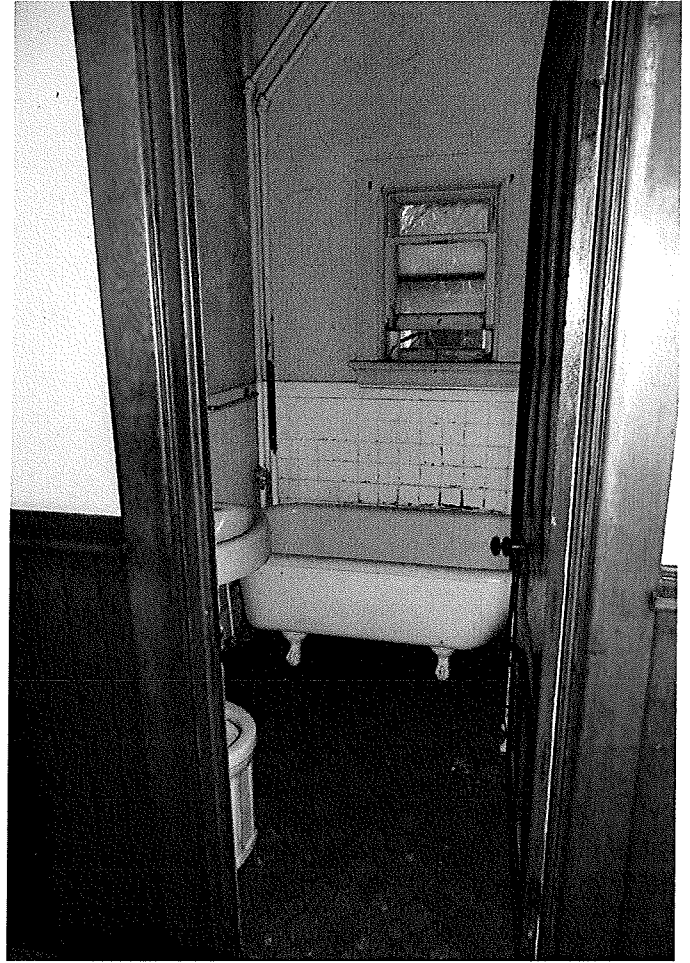




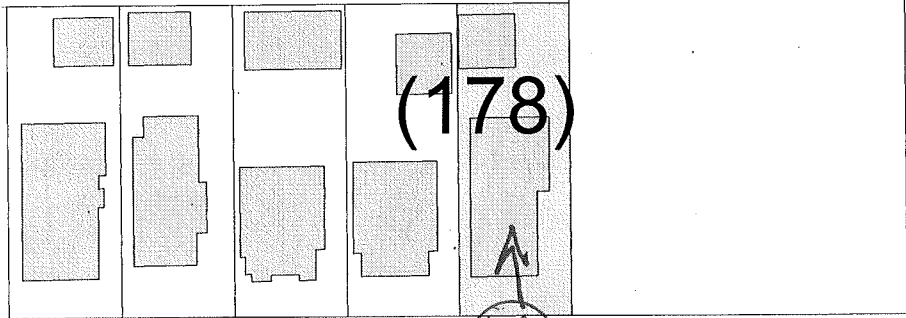
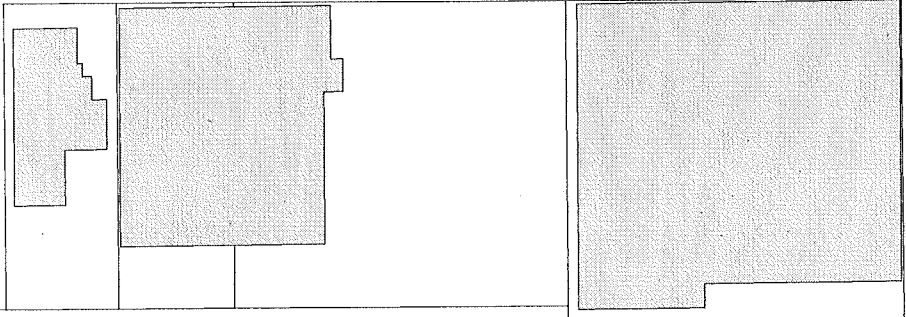






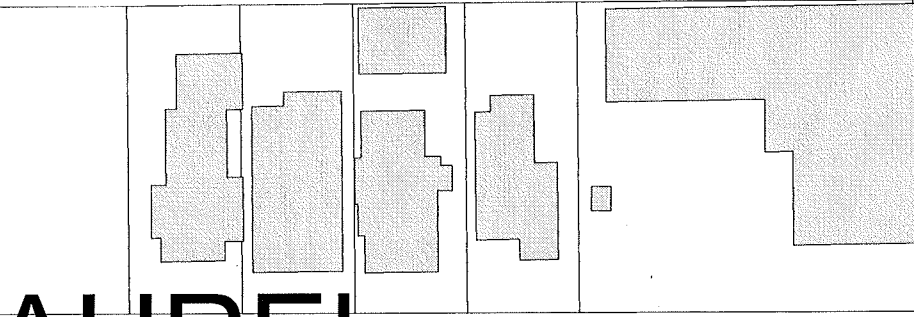
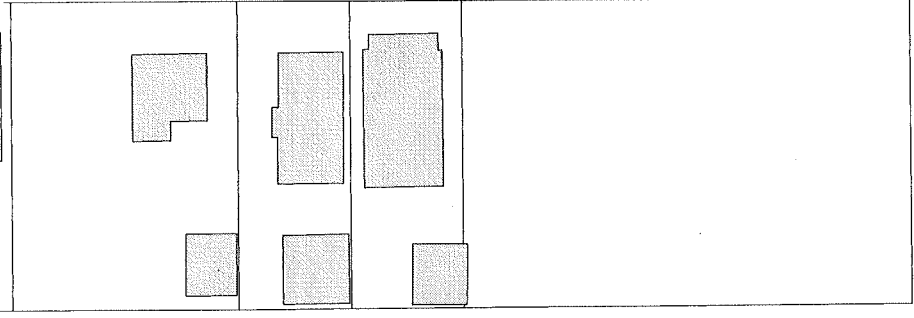


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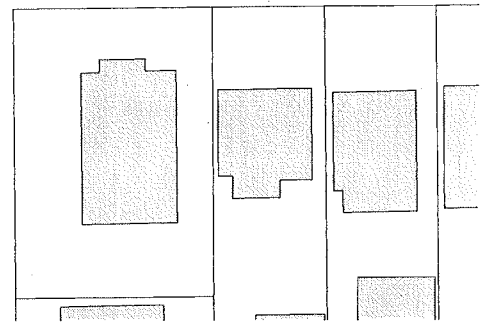
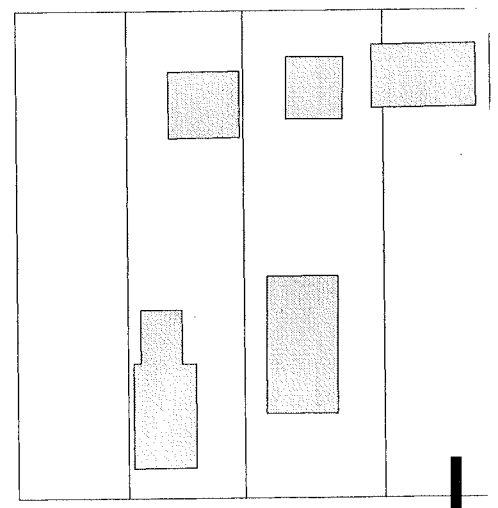
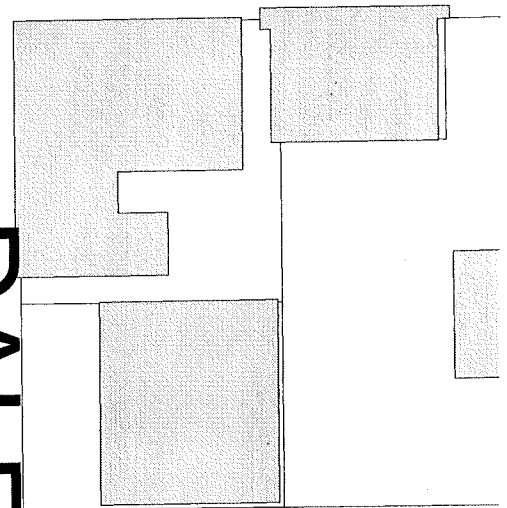
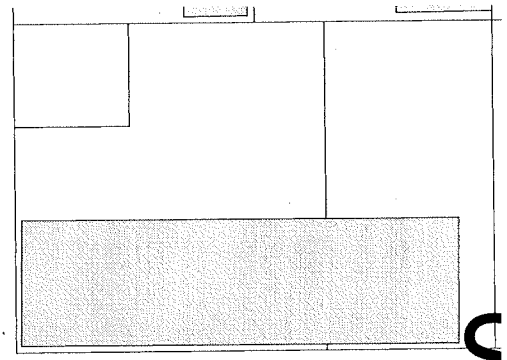
(178)

HAGUE



AI IDEI

DALE



September 4, 2011

City of Saint Paul Zoning Commission

1400 City Hall Annex

25 West Fourth Street

Saint Paul, MN 55102-1634

Dear Zoning Commission:

I am a homeowner/resident at 655 Hague Avenue and I am submitting written comments regarding Mississippi Market's rezoning petition because I am not able to attend the hearing on September 8th.

I oppose the rezoning. This block of Hague already has two businesses (Kingdom Hall and Mississippi Market) on the block, along with numerous businesses behind us on Selby and to the east of us on Dale. We have parking lots on three of the four corners of this block. I understand that the Market is trying to resolve the issues it has with lack of parking during peak hours, but I believe the Market should work to rent or lease spaces in the currently underutilized E & J parking lot or the Kingdom Hall parking lot or explore other options. I oppose the loss of residential property on this block and I disagree with the Market's characterization of the house at 633 Hague as "abandoned". I walk by that house every day and someone has always been living there, with their dog, and the property has never seemed to be in serious disrepair. I believe the house could be rehabilitated and sold for market value.

As a member of the co-op, I support the Market's mission and I appreciate the amenities it brings to the neighborhood. However, the fast-moving traffic in and out of its lots, the delivery truck traffic and back-up in our alley, and the lights and noise of the parking lots have caused some issues for me and my neighbors. I do not want the Market to expand its operations further west on Hague because the residents on this block are already facing too much paved ground and too much traffic.

Thank you for your consideration.

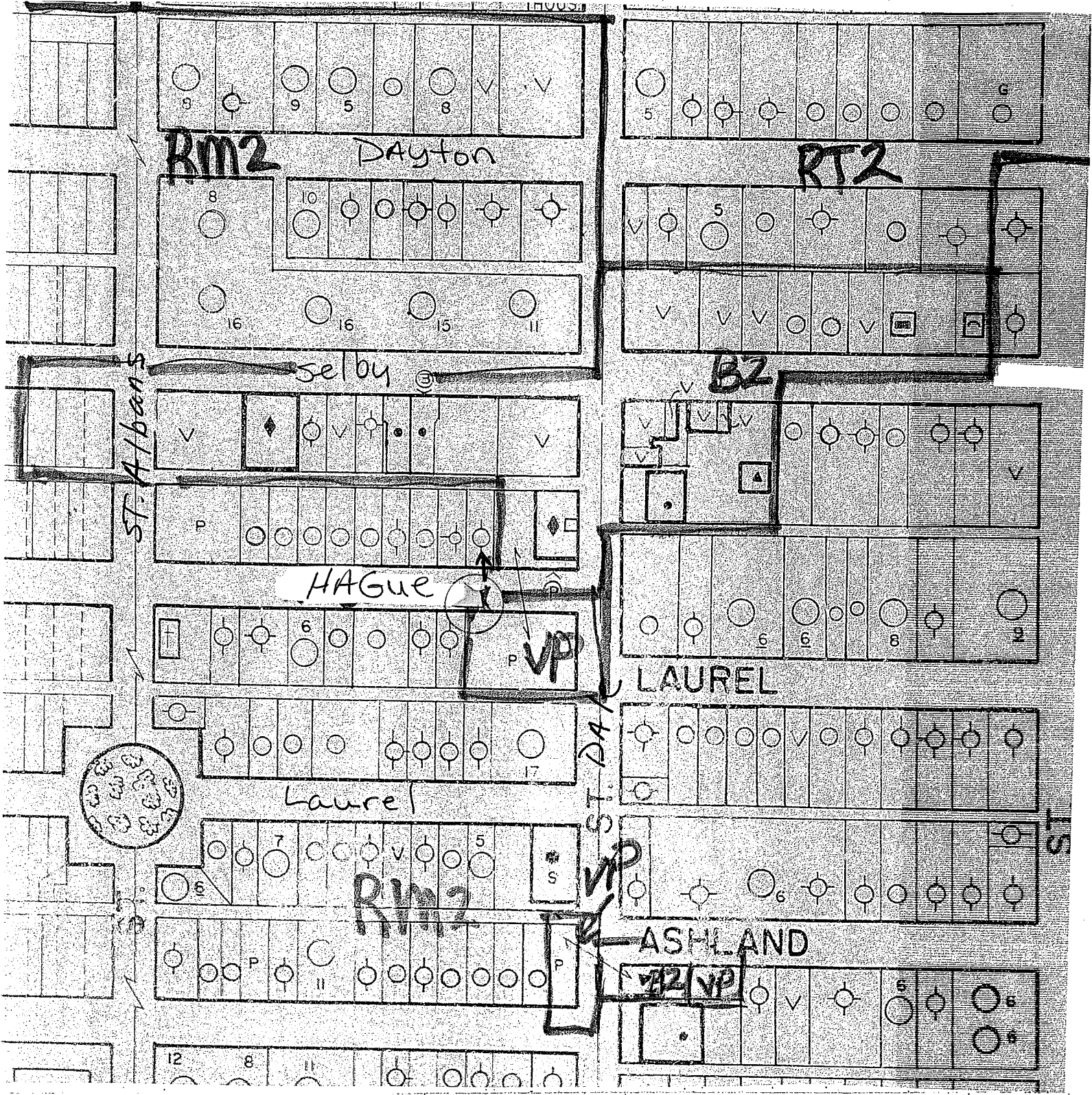


Megan O'Leary

655 Hague Ave

St. Paul, MN 55104

651-224-9850



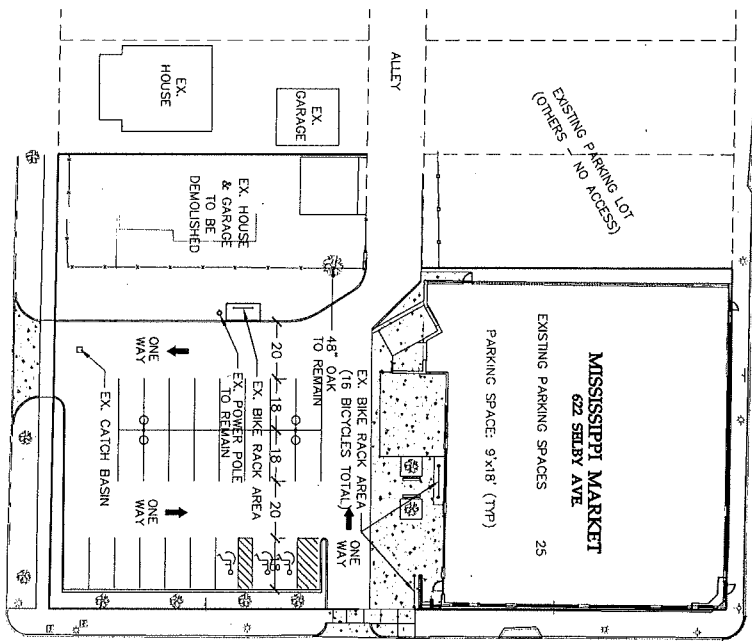
APPLICANT Mississippi MKT
 PURPOSE REZ RM2 -> B2
 FILE # #11-265812 DATE 8-19-11
 PLNG. DIST 8 Land Use Map # 19
 Zoning Map # 15

LEGEND

- zoning district boundary
- subject property
- one family
- two family
- multiple family
- commercial
- industrial
- vacant

SCALE 1" = 400'

Selby Avenue

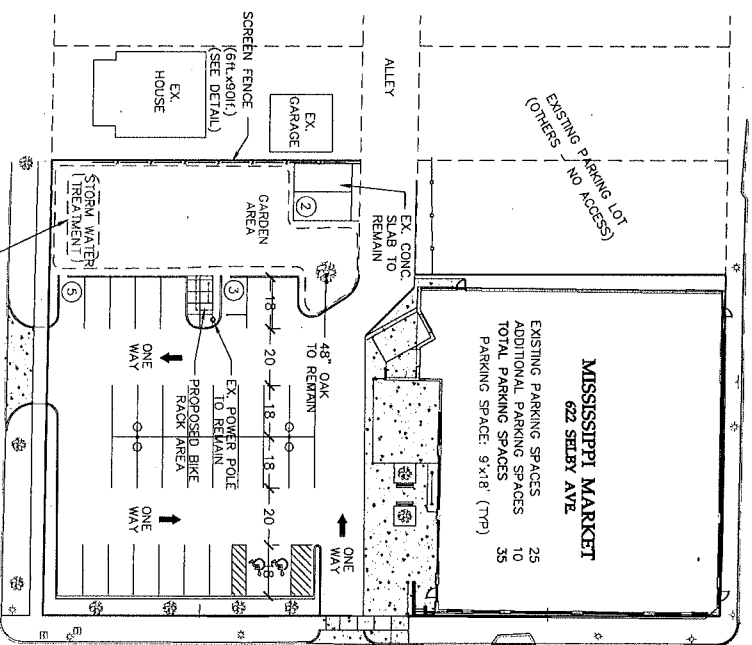


Existing Conditions

Hague Avenue

Legal Description: Lot Z7, 28, 29, 30, Block 5, Halonen's Addition to Saint Paul

Selby Avenue



Site Plan

TOTAL LANDSCAPED AREA 3,500 sf
 GARDEN AREA 3,170 sf
 STORM WATER TREATMENT 330 sf

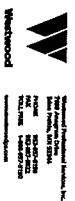
Hague Avenue

Dale Street



Vicinity Map

Call for more information
 GAIL HORN, PROJECT MANAGER
 Wetwood Professional Services, Inc.
 1000 Oak Ave. #510 - St. Paul, MN
 Tel: (612) 291-1166



Wetwood Professional Services, Inc.
 1000 Oak Ave. #510
 St. Paul, MN 55108
 Tel: (612) 291-1166
 Fax: (612) 291-1167
 www.wetwood.com

Project Name: Mississippi Market Co-op
 Project Location: 622 Selby Avenue
 Project Number: 1576
 Date: 08/29/11
 Scale: 1/8" = 1'-0"

Mississippi Market Co-op
 622 Selby Avenue
 St. Paul, Minnesota 55104

NOT FOR CONSTRUCTION

Selby Store
 Parking Expansion
 Existing Conditions
 & Site Plan
 St. Paul, Minnesota

Date: 08/29/11 Sheet: CI of 4

