

Payne-Phalen

COMMUNITY COUNCIL

567 Payne Avenue, St. Paul MN 55130 www.paynephalen.org 651-774-5234 district5@paynephalen.org

May 29, 2019

Bill Dermody, City Planner, St. Paul PED
City of St. Paul, Department of Planning and Economic Development
25 West 4th Street, 1300 City Hall Annex
St. Paul, MN 55102

VIA EMAIL

RE: Preliminary Plat for 660 Rivoli Street
Zoning File # 19-017-338

Dear Mr. Dermody:

I am writing to you on behalf of the Board of Directors of the Payne-Phalen Community Council. The Board of Directors met in regular session last night - Tuesday, May 28, 2019 at the Arlington Hills Community Center. On the agenda was the Application for a Preliminary Plat for 660 Rivoli Street to allow for the next phase of construction for the Village on Rivoli in the Railroad Island neighborhood of District 5. The Applicant, Jim Erchul of the Dayton's Bluff Neighborhood Housing Services (DBNHS) attended the meeting and made a presentation to the Board. The proposal for the project was explained and questions were addressed.

The Board voted to support the application for the Preliminary Plat for 660 Rivoli Street with the following considerations and recommendations:

The Village on Rivoli is an important project for the Railroad Island neighborhood and for the entire Payne-Phalen Community. The project includes much needed affordable housing in a cluster configuration. The project also includes an orchard, a bike trail, and a solar frame that is intended to generate power for the housing in the project as well as the surrounding neighborhood.

At this time there is no funding allocated for providing the much needed "community connections" DBNHS identified as being necessary to move to and through this important addition to the neighborhood. Likewise, public access to the outstanding and very dramatic views of Downtown and the Mississippi River corridor from this site

will be lost to history if the intended placemaking nodes are not funded and incorporated into this project.

The Payne-Phalen Community Council supports the intentions of the Village on Rivoli project and recommends approval of the plat for Phases 3 and 4 *on the condition* that the City of St. Paul works cooperatively and collaboratively with DBNHS and PPCC to identify and secure the additional funds necessary to design and build the proposed placemaking nodes and other related public infrastructure so that this project is successfully integrated into the fabric of the neighborhood while also maintaining and improving the overall public benefits of this one-of-a-kind location and site. Such improvements should be integrated into the neighborhood at such time as when the housing units and “Green Space” are constructed for the new residents. PPCC pledges to cooperate, collaborate, and support this endeavor in the interest of raising the level of improvement to the project, the surrounding neighborhood, District 5, the entire city, and the metropolitan region. These investments include the following:

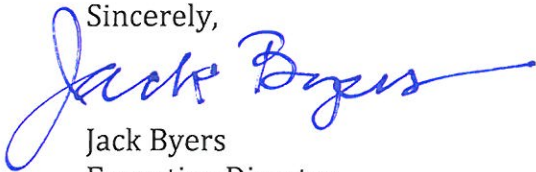
- Construction of a publicly-owned and publicly accessible overlook and viewing platform that preserves access to the general public to allow and enjoy the dramatic views from Mount Ida/Rivoli Bluff to the Downtown skyline and the broad sweep of the Mississippi River Valley in perpetuity.
- Public pedestrian connections east from the project’s intended “Green Space” to North Otsego Street
- Public pedestrian connections west from the project’s intended “Green Space” to the bike/ped trail that runs between Phases 1 and 2 and the intended orchard and solar array.
- Public pedestrian connections from the northwestern corner of the project site (Phase 1 and 2) to the planned Cayuga Station on the Rush Line Bus Rapid Transit Station (BRT) at the intersection of Phalen Boulevard and Cayuga Street.
- These public investments should be made with funds that are *in addition to* the funds for the housing project (a) so that including necessary public infrastructure does not adversely impact the cost structure for producing the intended number, size, and quality of units intended by DBNHS and approved by the City. Likewise (b) funding for these public investments should be seen as a matter of equity by the City. More specifically, necessary additional investment in and around this site needs to be made to an Area of Concentrated Poverty (ACP) identified in the City’s Comprehensive Plan. Such investments should be made so that the level and kind of infrastructure and amenity in this area of the city might begin to equal out over time with those areas of St. Paul that have such overlooks, connections, and other public amenities in neighborhoods at or nearby the Mississippi River Corridor.

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We appreciate you including this letter in the packet of materials for the upcoming public hearing at the City Council. And we thank you in advance for taking the position of the Payne-Phalen Community Council into full consideration as you make your decision.

Please feel free to contact me if you have any questions or require further clarification.

Sincerely,

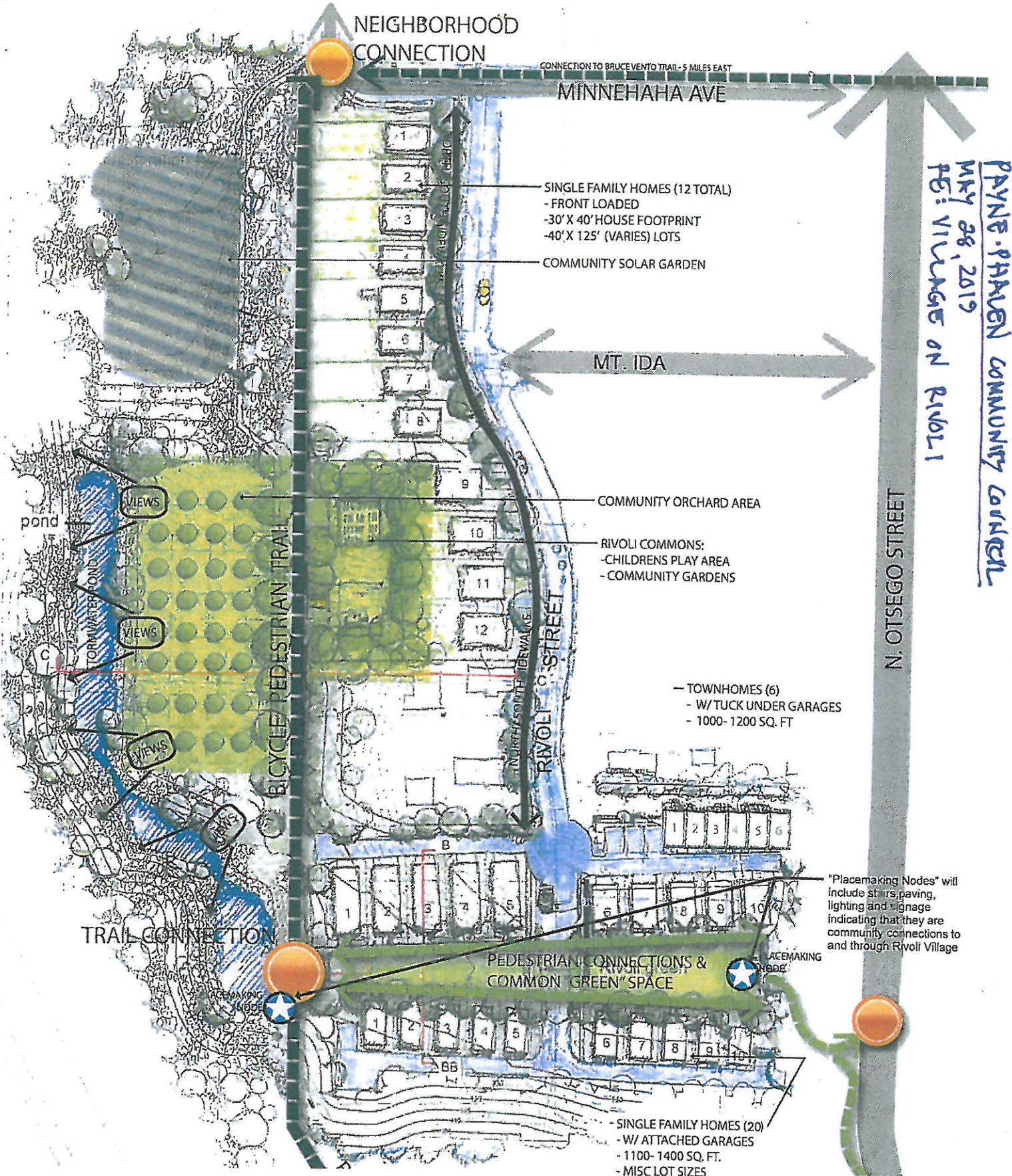


Jack Byers
Executive Director

cc. Council President Amy Brendmoen, 5th Ward
Hwa Jeong Kim, Legislative Aide, 5th Ward
Jim Erchul of the Dayton's Bluff Neighborhood Housing Services (DBNHS)
Athena Hollins, PPCC Board President

Attachments:

1. The proposed plat by James R. Hill, Inc., dates August 8, 2018
2. DBNHS's Schematic Design for the Village on Rivoli, dated July 1, 2015 indicating "Placemaking Nodes" that indicate stairs, paving, lighting and signage that will be community connections to and through Rivoli Village.
3. A map showing the location of Rivoli Street within the Railroad Island Neighborhood.
4. A map showing the seven hills of St. Paul, noting the outstanding view sheds west, south, and east from the proposed site.
5. A map showing the adjacency of the Village on Rivoli with the Cayuga Station on the Rush Line BRT.
6. A letter from the City of St. Paul extending the application and review period for this plat application to allow review, comments, and recommendations by PPCC.

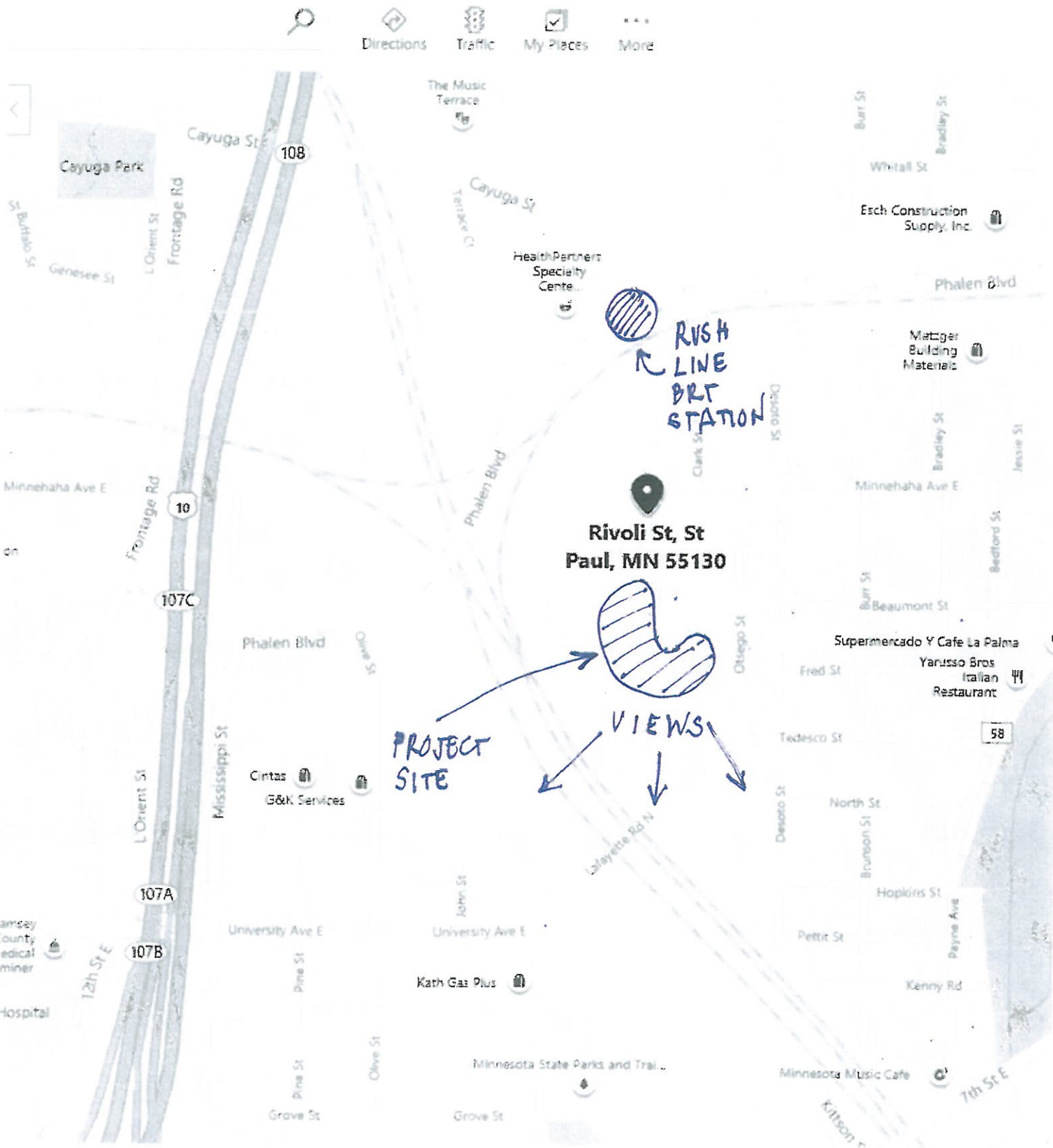


PAYNE-PAIVEN COMMUNITY COUNCIL
 MAY 28, 2019
 PG: VILLAGE ON RIVOLI

VILLAGE ON RIVOLI

SITE PLAN

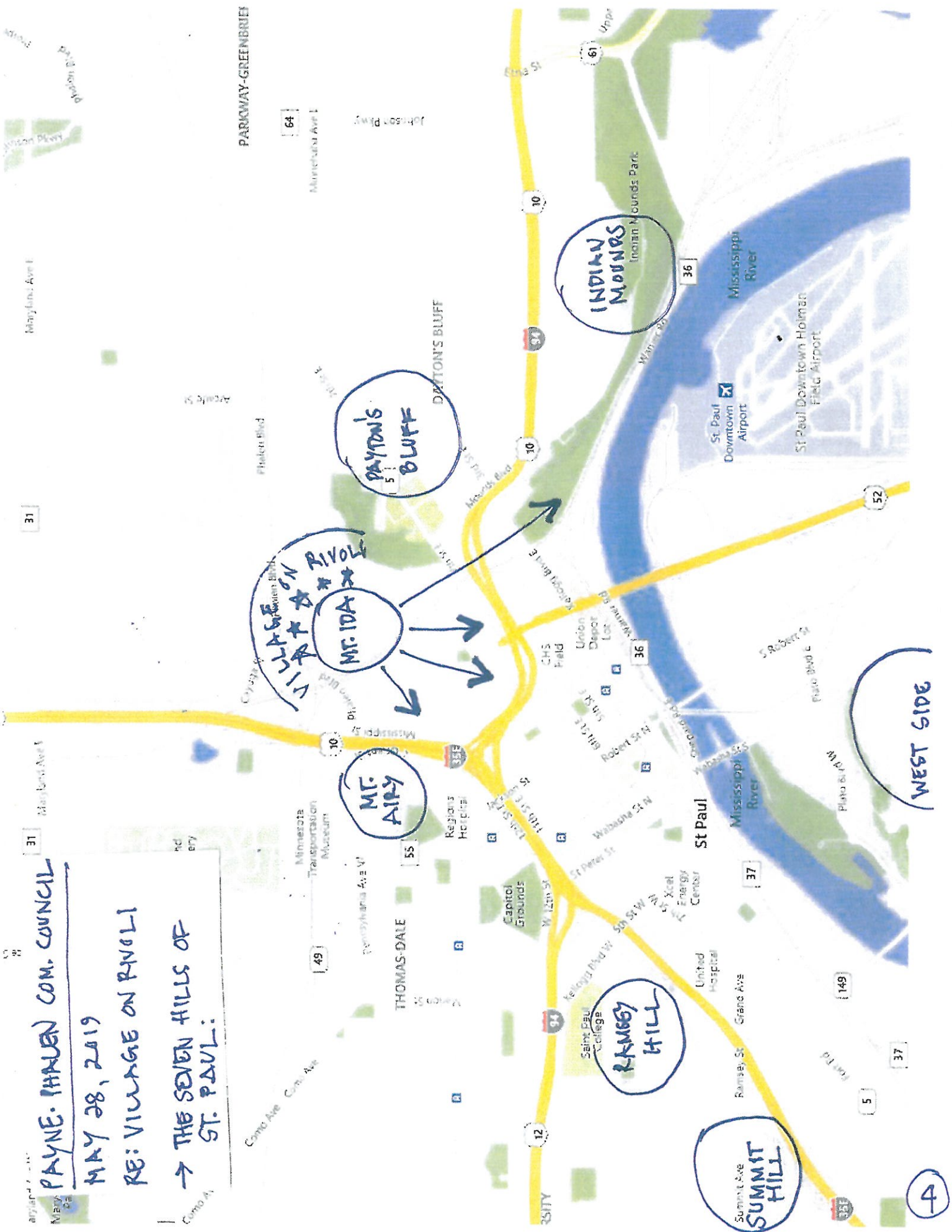
Dayton's Bluff Neighborhood Housing Services July 1, 2015



PAYNE-PHALEN COMMUNITY COUNCIL
MAY 28, 2019.

RE: VILLAGE ON RIVOLI - PLAT APPLICATION

PAYNE. THAUEN COM. COUNCIL
 MAY 28, 2019
 RE: VILLAGES ON RIVOLI
 → THE SEVEN HILLS OF ST. PAUL:





B R T

Rush Line Bus Rapid Transit

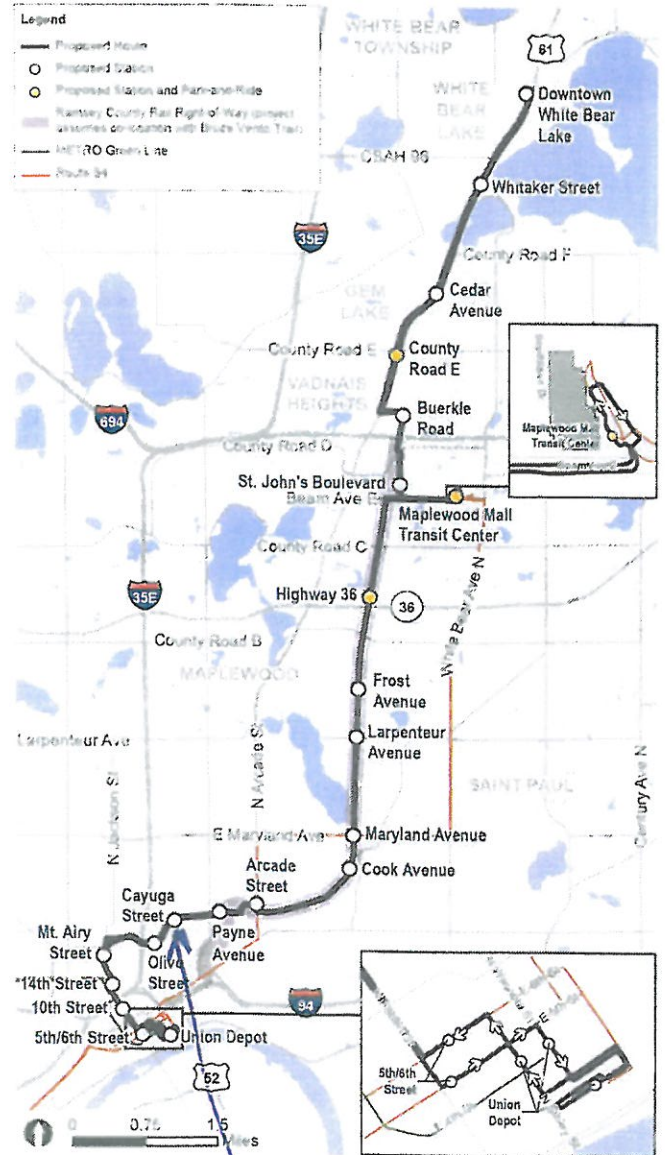
The Rush Line BRT Project is a proposed 14-mile transit route led by Ramsey County with stations between Union Depot in Saint Paul and downtown White Bear Lake. The Rush Line BRT will:

- Run seven days a week from early in the morning to late at night.
- Arrive every 10 minutes during rush hours and every 15 minutes other times.
- Provide fast and reliable transit service.
- Operate primarily in dedicated bus lanes.
- Have stations with amenities like shelter, light, heat, fare payment machines and real-time departure signs.
- Conveniently connect to METRO Green Line, local and intercity buses and Amtrak® service at Union Depot.
- Connect people to jobs, education, healthcare and recreation destinations.
- Support economic development.
- Serve more than 97,000 people who are diverse in income, race, ethnicity, age, ability and languages spoken. More than 18 percent of these households do not have access to a vehicle.
- Connect to 106,000 jobs within a ten-minute walk of the 21 planned stations.



Photo Credit: Los Angeles Metro

Orange Line BRT, Los Angeles, CA



The Rush Line BRT Project includes further exploration of connector bus service north to Forest Lake, along with other transit system improvements.

VILLAGE ON RIVOLI

PAYNE-PHALLEN COMMUNITY COUNCIL

MAY 28, 2019

RE: VILLAGE ON RIVOLI

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CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

April 11, 2019*

Dayton's Bluff Neighborhood Housing Services
823 7th St E
Saint Paul MN 55106

RE: Zoning File # 19-017-338, Rivoli Bluff

Dear Applicant:

On March 5, 2019, you applied for a preliminary plat of property at 660 Rivoli St. The preliminary plat is being forwarded to the City Council for their action. Minnesota Statutes 15.99 requires that all city action on zoning applications be completed within 60 days of the date the application is made, but allows the City to extend this period for an additional 60 days (total of 120 days). In order to accommodate district council consideration and the ensuing City Council public hearing on your plat, the City of Saint Paul is hereby extending the deadline for action from May 4, 2019, (original 60 day deadline) to July 3, 2019 (additional 60 day deadline). The City Council public hearing is anticipated to be scheduled for June 5, 2019.

Please contact me at 651-266-6617 or bill.dermody@ci.stpaul.mn.us if you have questions.

Sincerely,

Bill Dermody
City Planner

cc: File # 19-017-338
Zoning Administrator
District 5 Community Council