

November 30, 2015

St. Anthony Park Community Council
Attn: Land Use Committee
890 Cromwell Avenue
St. Paul, Minnesota 55114

Dear Community Council Members:

Please find enclosed for your review at the December 3, 2015, Land Use Committee meeting, the proposed development strategy for a 49-unit senior living cooperative, just north of the corner of Como Avenue and Luther Place.

The enclosed development strategy is a reflection of significant engagement and dialogue with the St. Anthony Park Community. Over several months the Ecumen development team has enjoyed working closely with a significant number of individuals, with varying interests and priorities, to bring this development strategy forward. The enclosed delivers a balance community interests, including those of Luther Seminary, St. Anthony Park Lutheran Church and Ecumen.

We look forward to presenting the attached materials and answering any questions that you might have on December 3. Should you have questions please do not hesitate to contact any member of the development team at any time.

Thank you again for your time on behalf of the St. Anthony Park Neighborhood.

Warmest regards,

A handwritten signature in black ink that reads 'M. McNeill'.

Matt McNeill

Director of Business Development

St. Anthony Park
St. Paul, Minnesota
Senior Living Cooperative

Table of Contents

• Development Team	Page 4
• Executive Summary	Page 6
• Development Strategy	Page 10
○ Proposed Site Plan	Page 11
○ Proposed Project Data Sheet	Page 12
○ Zoning Analysis	Page 13
• Summary of Community Workshops	
○ Exhibit A	Summary of Community Workshop Findings
○ Exhibit B	Summary of Community Engagement Meetings
○ Exhibit C	What is a Senior Living Cooperative?
○ Exhibit D	Como 2030 Plan
○ Exhibit E	District 12 Development Guidelines

Development Team

Ecumen recognizes that our work would not be possible without exceptional business and professional partners. For our work in St. Anthony Park the following development partners have been actively engaged and working pro-actively with Ecumen to deliver an age 62(+) senior living cooperative.

Ecumen: Ecumen is one of the nation's top 20 largest non-profit providers of senior housing and aging services. A nonprofit founded over 150 years ago, Ecumen is governed by a 15-member board of trustees elected by representatives from each of the six Minnesota synods of the Evangelical Lutheran Church of America (ELCA). Dedicated to empowering individuals to lead richer, fuller lives, Ecumen prides itself on innovation and radically changing the way aging is viewed and understood.

One-Two-One Development: Born out of Ecumen and Lifestyle Communities, LLC, OneTwoOne Development brings a depth of finance and cooperative development expertise to communities in the Midwest. Our mission is to form strong bonds with individuals and their communities — and to produce cooperatives that promote and enhance where they live.

Kaas/Wilson Architecture: Kaas Wilson Architects has established itself in the Twin Cities as a leading design firm of specialty housing projects. Their reputation for high quality work and cost-effectiveness keeps clients coming back for more. Kaas Wilson prides itself on its significant investment in team members and cutting-edge technology.

An architect's role is more than drawings plans and elevations; it is to take clients' ideas and deliver their messages to a variety of audiences. These audiences include finance agencies and builders who are an integral part of making a client's dream a reality. Kaas/Wilson also proactively establishes good communication and working relationships with neighborhoods, planners and city board members.

Frana: Frana was founded by Gary Frana in 1977 and, from the beginning, their goal was to be the best in the business at what they did. Peter Donnino, a civil engineering graduate of the University of Minnesota, joined the firm in 1983 as a Project Coordinator and is now President and CEO.

Over the years, Frana has been selected to manage a wide variety of building projects that range from 15-story poured concrete condominium towers to 300-unit townhome communities, as well as complex interior renovations.

Frana has directed the construction of more than 15,000 multi-family units representing over \$1 billion in construction volume across the Upper Midwest.

Executive Summary

Ecumen is responding to our understanding of the Como 2030 Plan as adopted by the St. Anthony Park Community Council and City of St. Paul. Specifically:

- Add housing units that cater to young families, empty nesters, and seniors that increase the range of affordability in the neighborhood.
- Support proposals in the commercial core for mixed-use development that includes new housing units.
- Consider mixed-use development proposals that exceed three stories if they use design, location, and topography to limit the visual impacts of height and if they meet important core goals listed in the Como 2030 Plan.
- Facilitate consideration on of a mixed-income housing and mixed-use development on the Luther Seminary campus.

Ecumen proposed a 60-70 unit senior living cooperative at Community Forums held on September 24, 2015, and the Land Use Committee Meeting held October 1, 2015, as depicted below.



The initial development plan was in reaction to the review of the 2030 Plan in collaboration with an understanding of shared needs established by Luther Seminary. Following the October 1, 2015, Land Use Committee meeting, Ecumen took the initiative to hold a series of three community workshops to better understand the desires and needs of the community.

From these meetings Ecumen identified the following combined considerations for the work at the corner of Luther Place and Como Avenue, as depicted and described below:



Intersection of Como Ave & Luther Place

- Enhance walkability and pedestrian connections to entire site
- Preserve open space and view corridors
- Provide parking for neighboring church in close proximity

Relationship to Street

- Identify main entrance locations

Site Appropriateness: Program

- Senior housing would be a welcome addition to the neighborhood
- Mixed-use (retail) should be avoided at Como and Luther Place

Site Appropriateness: Orientation

- Large front yards fit with neighborhood context
- Balance building setback distance with desire for open space

Site Appropriateness: Scale/Height/Massing

- Unit density: target smaller end of 50-100 units
- Explore breaking up massing with existing terrain

Relationship to Overall Campus

- Reflect historic nature of campus and neighborhood context • Use historically appropriate materials, walking surfaces, etc.
- Preserve existing trees when possible
- Consider multiple uses for common spaces

Understanding the considerations and balancing the expressed interests of the St. Anthony Park Community, St. Anthony Park Lutheran Church and Luther Seminary, Ecumen is proposing a 49-unit senior living cooperative, built just north of intersection of Luther Place and Como Avenue, maintaining the existing curb cut to Luther Seminary as depicted below.



Our team looks forward to providing a full presentation to the Land Use Committee of the Community Council on Thursday, December 3, 2015, focused on the Development Guidelines as adopted by the Land Use Committee and attached in Exhibit E.

Development Strategy

The development strategy as presented on December 3, 2015, is a result of the committed and active community members of St. Anthony Park Community, volunteering a significant amount of time. Over the last three months and seven community meetings, the development team has actively worked to understand the diverse points of view from a variety of community stakeholders. The community dialogue has been captured and distilled as Exhibits A – F. While community insight informed a great deal of the work, the development team was also informed by our understanding of the Como 2030 Plan as adopted by the St. Anthony Park Community Council, specifically H.2; Section 2.2.

Proposed Site Plan Overlayed on Survey



Proposed Project Data Sheet

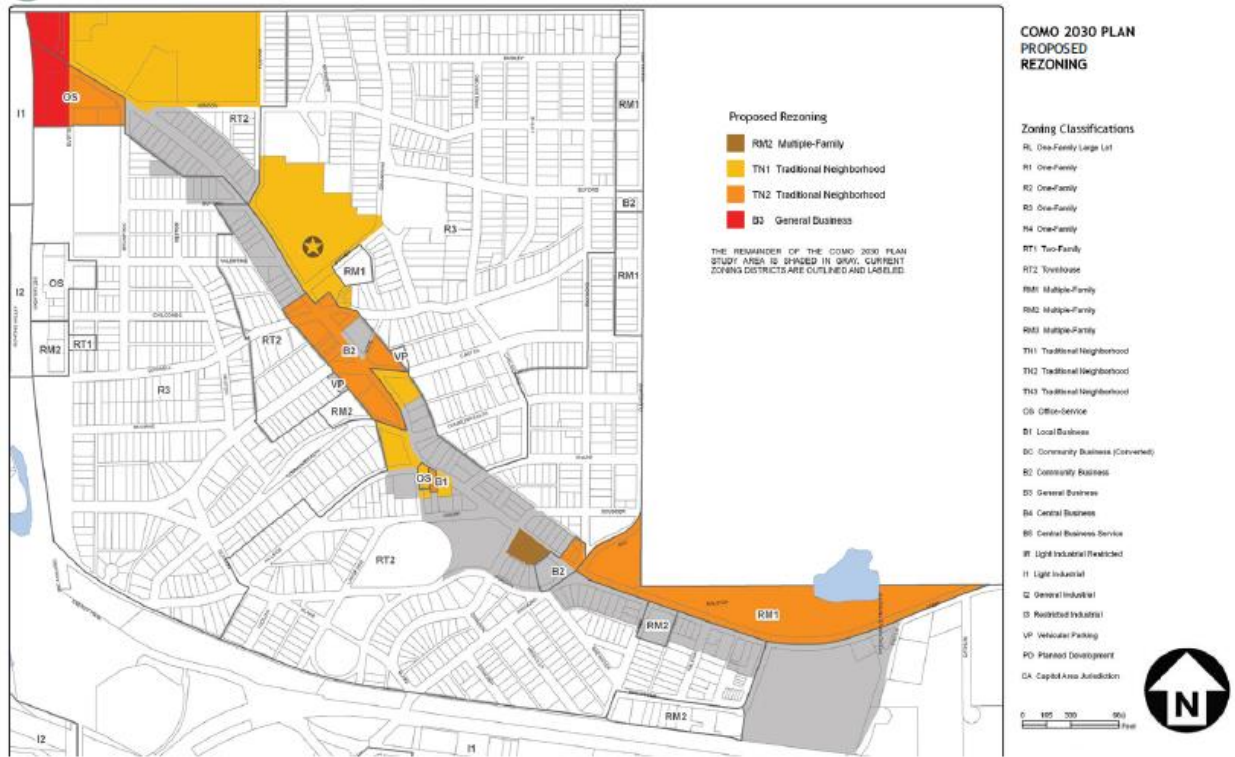
Reduced from 62

Unit Schedule (Gross SF - by Flr)				
Level	Unit Type	Name	Count	Gross SF
Level 1	1BR+D	Unit B1	1	1,037 ft ²
Level 1	1BR+D	Unit B6	1	952 ft ²
Level 1	1BR+D	Unit B7	1	1,131 ft ²
Level 1	2BR	Unit C1	4	1,303 ft ²
Level 1	2BR	Unit C6	1	1,311 ft ²
Level 1	2BR+D	Unit D3	5	1,469 ft ²
Level 1	2BR+D	Unit D6	1	1,953 ft ²
Level 1: 14				
Level 2	1BR+D	Unit B1	2	1,037 ft ²
Level 2	1BR+D	Unit B6	1	952 ft ²
Level 2	1BR+D	Unit B7	1	1,131 ft ²
Level 2	2BR	Unit C1	6	1,303 ft ²
Level 2	2BR	Unit C6	1	1,311 ft ²
Level 2	2BR+D	Unit D3	5	1,469 ft ²
Level 2	2BR+D	Unit D6	1	1,953 ft ²
Level 2: 17				
Level 3	1BR+D	Unit B1	2	1,037 ft ²
Level 3	1BR+D	Unit B6	1	952 ft ²
Level 3	1BR+D	Unit B7	1	1,131 ft ²
Level 3	2BR	Unit C1	7	1,303 ft ²
Level 3	2BR	Unit C6	1	1,311 ft ²
Level 3	2BR+D	Unit D3	5	1,469 ft ²
Level 3	2BR+D	Unit D6	1	1,953 ft ²
Level 3: 18				
Grand total: 49				

Unit Schedule (Gross SF - Overall)			
Unit Type	Name	Count	Gross SF
1BR+D	Unit B1	5	1,037 ft ²
1BR+D	Unit B6	3	952 ft ²
1BR+D	Unit B7	3	1,131 ft ²
1BR+D: 11			
2BR	Unit C1	17	1,303 ft ²
2BR	Unit C6	3	1,311 ft ²
2BR: 20			
2BR+D	Unit D3	15	1,469 ft ²
2BR+D	Unit D6	3	1,953 ft ²
2BR+D: 18			
Grand total: 49			

Bldg Gross SF - Overall	
Gross SF	
Level -1	
	28,924 ft ²
Level 1	
	28,917 ft ²
Level 2	
	28,917 ft ²
Level 3	
	28,917 ft ²
	115,675 ft ²

St. Anthony Park Small Area Plan - Zoning



St. Anthony Park Como 2030 - Small Area Plan

Site Zoning Summary

TN1 = Traditional Neighborhood 1

Compact, pedestrian-oriented developments that allow for residential office, or service uses within the overall neighborhood.

We are proposing:

Density: 10-25 Units/Acre (1,700 SF P/Unit)

Setbacks

We are proposing:

Front Yard -10'-0" at one point; other close points 35'-2" and 23'-2"

Side Yard - N/A

Floor Area Ratio Requirements:

49 Units X 1,700 SF P/Unit = 83,300 SF Lot required

Actual Lot Size: 69,500 SF

Bonus area increase for underground parking spaces: 70 spaces x 300 sf = 21,000 SF

Total Proposed Aggregate Lot Size = 90,500 SF

Site Zoning Summary Continued

Parking

Given current Unit Mix, 49 units require 1.5 spaces = 74 stalls

Surface Parking: 58 Spaces

Garage Parking: 70 Spaces

Total Parking: 128 Spaces

Existing Surface Lot Area: 28,116 SF

Proposed Surface Lot Area: 20,815 SF

Building Height

Building Height Requirement:

35'-0" Maximum at property setback; average height, including drive access 36'-0"

*Incremental 1'-0" height increases allowed for every 1'-0" further away from setback up to a maximum of 45'-0"

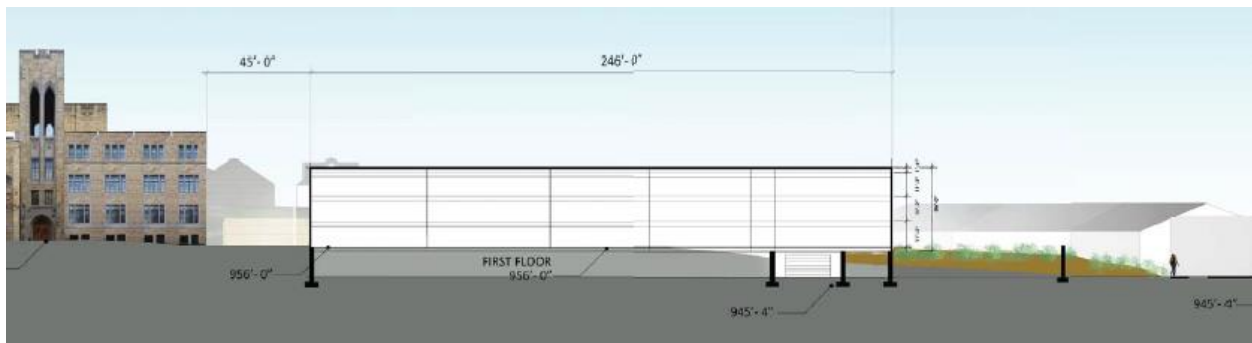


Exhibit A

Summary of Community Workshop Findings

<i>Site appropriateness: scale / height / massing</i>			
			Must be addressed - 50 to 100 units is what's affordable - targeting the smaller end of that side
			Height vs footprint vs massing
			- a higher building would be acceptable if it meant a reduction in footprint
			- three stories with underground parking and a flat roof will reduce the appearance of the building
			- using the smallest footprint possible without a lot of height
			Existing street & terrain
			- is it possible to space the buildings?
			- can it be broken up with massing?
			- can it break up as it climbs up the hill?
<i>Relationship to other buildings</i>			
			Neighboring buildings on the campus
			- will they survive construction on new buildings along the campus?
			- Bookman Hall - limestone foundations - are they sound enough for nearby construction?
			- Muskego Church - accessibility to the church could be improved
<i>Relationship to the overall campus</i>			
			Stay true to the historic nature of the campus
			- making sure the design is an appropriate fit - historically, contextually - is using a historic consultant in order?
			- possible historic grants
			how to address the existing terrain?
			how to address the existing trees?
			Would the seminary allow others to use their facilities as common space?
			Materiality - walking surfaces, building materials, etc.

Summary of Key Points

Intersection of Como Ave & Luther Place

- Enhance walkability and pedestrian connections to entire site
- Preserve open space and view corridors
- Provide parking for neighboring church in close proximity

Relationship to Street

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Site Appropriateness: Program

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Relationship to Overall Campus

- Reflect historic nature of campus and neighborhood context
- Use historically appropriate materials, walking surfaces, etc.
- Preserve existing trees when possible
- Consider multiple uses for common spaces

Site Plan Exercise – Before and After



Site Plan Exercise – Feedback – Distilled

Pros:

- Most support the 3 story building height.
- Preserves greenspace at the corner of Como and Luther Place.
- Preserves St. Anthony Park Lutheran Church's access to parking.
- Preserves views to and from Bockman Hall.
- Preserves more existing trees than first scheme.
- Removes valentine curb cut which was felt to be a safety concern.

Cons:

- Some residents felt the building footprint remains too large and would like a taller building with a smaller footprint.
- Some felt the surface parking area was too extensive and asked us to look into pervious pavement options.
- Some questioned the building's orientation for future solar PV panels; however, on a flat roof, PV panels can be optimally oriented regardless of footprint.

Small Community Workgroups

Invited: David Christianson, Tom Fisher, Steve Kranz, Nance Longley, Mary Mergenthal, Paul Hannemann, Roger Purdy, Regula Russelle, Bob Straughn, Betty Wheeler, Glen Skovholt, Kristin Anderson, Erin Hanafin Berg

- Expressed interest in seeing the cooperative activate the Luther Place sidewalk.
 - Exploration of “walk-up” homes
- Discussion about use of the roof
 - Solar ready
 - Amenity space
- Further discussion about types of amenities, size of homes available and parking
- Workgroup also explored the mass of the building, specifically in context to Gullixon Hall
 - Members expressed a desire to see some “color options”
- Workgroup expressed interested in a better understanding of the landscaping plan

Exhibit B

Summary of Community Engagement
Activities

Below is a summary of community engagement Ecumen has completed to date, following the execution of a non-binding letter of intent with Luther Seminary on June 30, 2015.

- District 12 Land Use Committee Meeting on August 12
- Introduction to Lutheran Social Services on August 18
- St. Anthony Park Area Seniors Board of Directors on September 14
- Introduction to Health Partners September 15
- Luther Seminary faculty and staff through two campus forums held on September 21 and September 22
- Community forum on September 24 in in cooperation with the District 12 Land Use Committee
- District 12 Land Use Committee Meeting on October 1
- University Grove Neighborhood Association on October 6
- Meeting with St. Anthony Lutheran Church on October 2, 2015, and October 20
- Meeting with the Board of Directors of Luther Place Condominiums October 13
- Community workshops were held on the following dates: October 13, October 20, and October 27
- District 12 Land Use Committee Meeting on November 4
- Small Area Workgroup Meetings – November 18 and November 23
- St. Anthony Park Lutheran Church
- Luther Place Condominium Board

Exhibit C

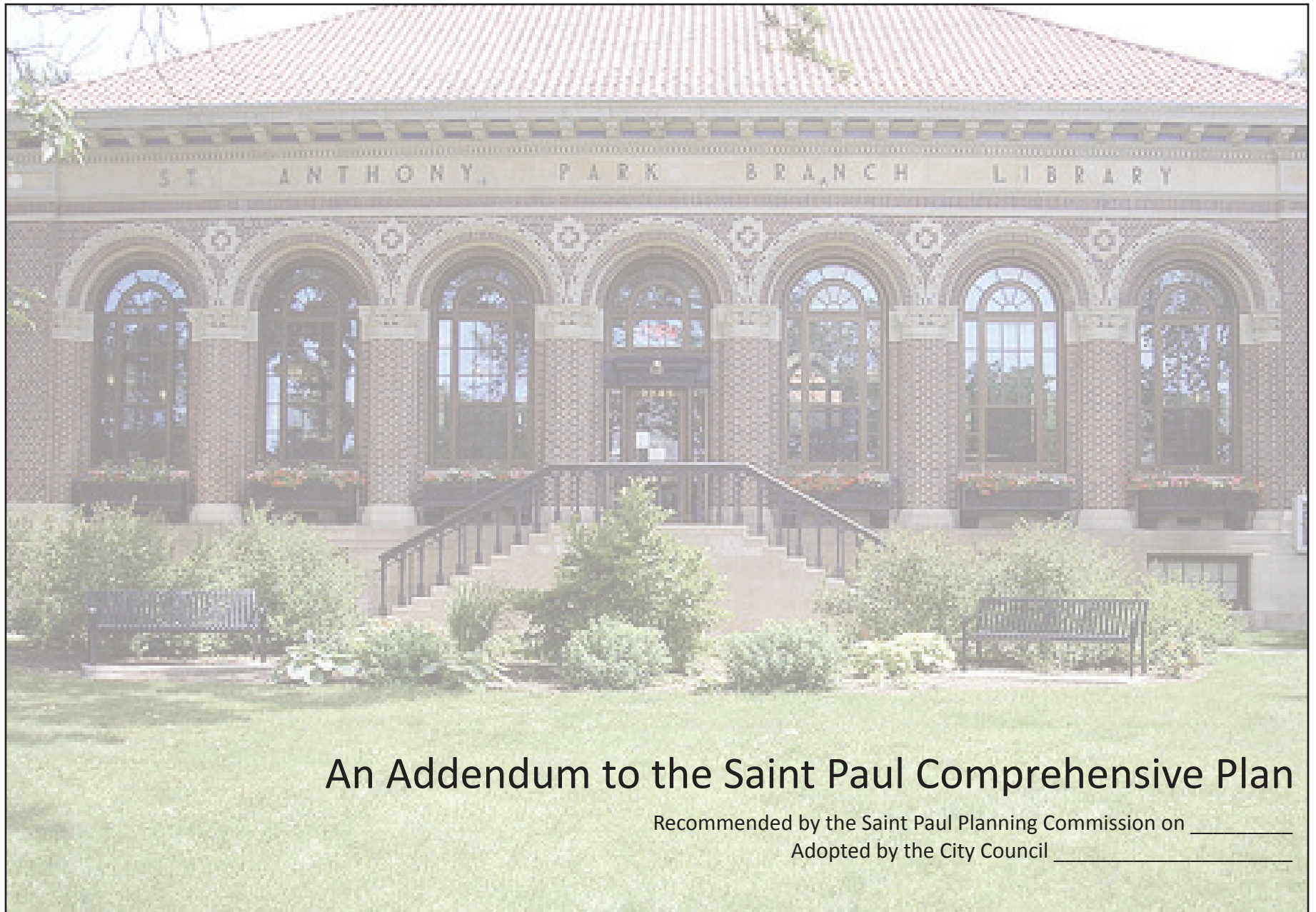
What is a Senior Living Cooperative?

This active-adult cooperative will offer many benefits: financial advantages similar to traditional home ownership, lower costs of entry than many condominiums or townhomes, defined appreciation schedules, and the ability for owners to form their own dynamic and meaningful community.

In a cooperative, your investment is secured with a one-time share payment—which has an annual fixed appreciation—along with a monthly carrying charge. The carrying charge covers many basic utility bills; property taxes; interior and exterior maintenance; a 40-year, fixed, HUD-insured master mortgage; required reserves for future replacements, including in-home fixtures such as appliances; insurance; and professional management by Ecumen. It is structured to offer you the financial advantages of home ownership with peace of mind in an ever-changing real estate market.

Exhibit D

Como 2030 Plan



An Addendum to the Saint Paul Comprehensive Plan

Recommended by the Saint Paul Planning Commission on _____

Adopted by the City Council _____

St. Anthony Park Como 2030

Small Area Plan

Contents

Study Area	1
Purpose	2
Overall Vision	3
Objectives and Strategies:	
 Community Character	4
 Commercial Vitality	5
 Housing Options	6
 Transportation Choices.....	7
 Environmental Sustainability.....	8
 Land Use and Rezoning	9
 Implementation.....	13

Credits

Como 2030 Plan Task Force Members

Roger Purdy, SAPCC Board, Co-Chair
 Gaius Nelson, Planning Commission, Co-Chair
 Rick Beeson, Park Midway Bank
 Tanya Bell, Commercial Property Owner
 Phillip Broussard, Area Resident
 Ken Chin-Purcell, Retail Owner
 Emma Connolly, Home Business Owner
 Chris Donaldson, SAPCC Board
 Alice Duggan, Area Resident
 Roxy Freese, Retail Owner
 Greg Haley, SAPCC Board
 Paul Jensen, SAP United Methodist Church
 Don Lewis, Luther Seminary
 Kristen Nelson, Area Resident
 Jane Rauenhorst, Service Provider
 Jon Schumacher, SAP Foundation
 Allan Torstenson, Planner
 Steve Townley, Commercial Property Owner
 Mark Vander Schaaf, Area Resident

Key Staff

Amy Sparks - SAPCC District 12
 Renee Lepreau - SAPCC District 12
 Ethan Fawley - Planning Consultant
 Allan Torstenson - Saint Paul Planning Dept.
 Colleen O'Dell - Saint Paul Planning Dept.

Corridor Housing Initiative

Gretchen Nicholls
 Barbara Raye
 Ann Forsyth, Metro. Design Center

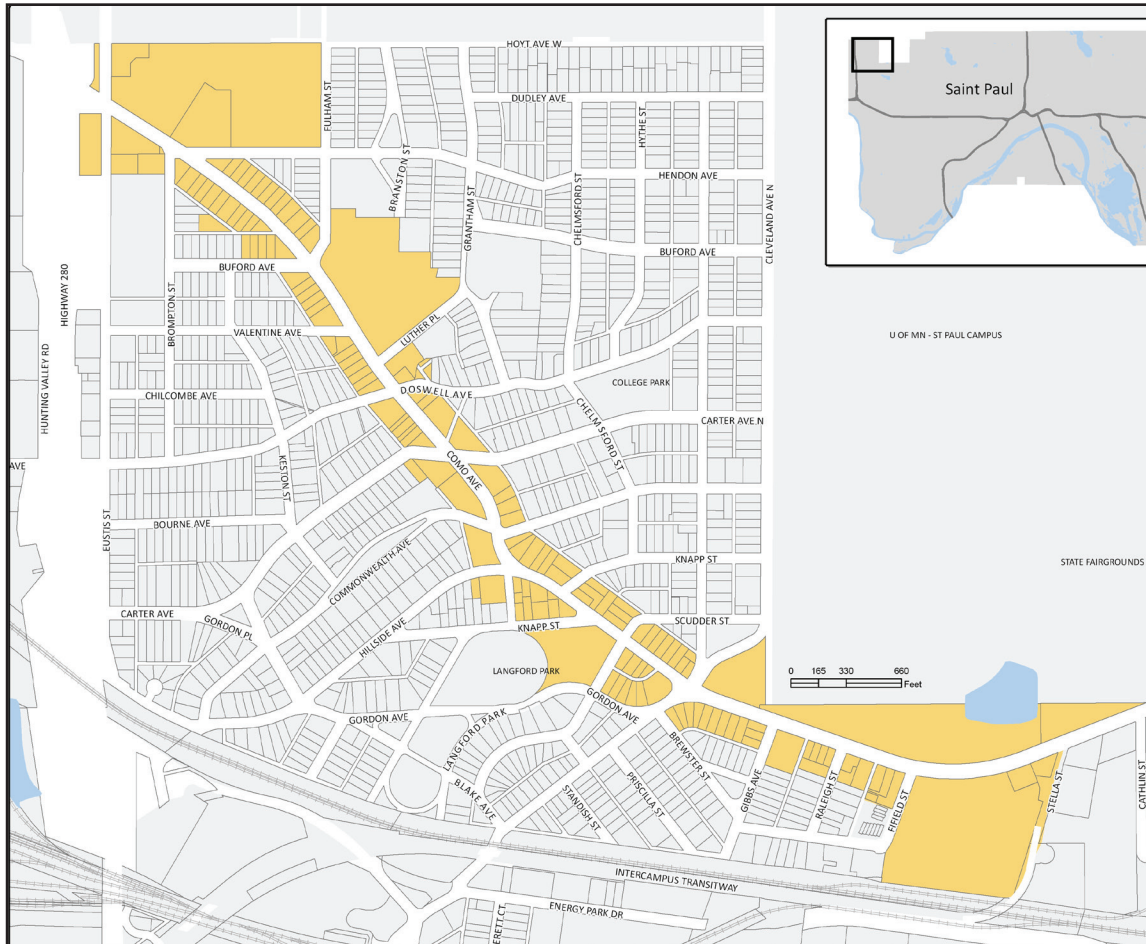
St. Anthony Park Community Council

Ray Bryan
 Gary Carlson
 Chris Donaldson
 Ranae Hanson
 Greg Haley
 Matt Hass
 Linda Hodge
 Brian Longley
 Jackie Lunde
 Jason Merkel
 Paul Mix
 Ferdinand Peters
 Roger Purdy
 Arnold Ramler
 Gregg Richardson
 John Seppanen
 George Zanmiller

Cover photo

LinderRox photostream, flickr.com

Study Area



map: Saint Paul PED

The Como 2030 Small Area Plan study area, located along the Como Avenue corridor in the North St. Anthony Park neighborhood, is defined as all parcels that include any land within 150 feet of Como Avenue between Highway 280 and the University of Minnesota Transitway, plus the Milton Square parking lot.

Population and Housing Statistics for North St. Anthony Park (Census tract 301) from 1970-2000

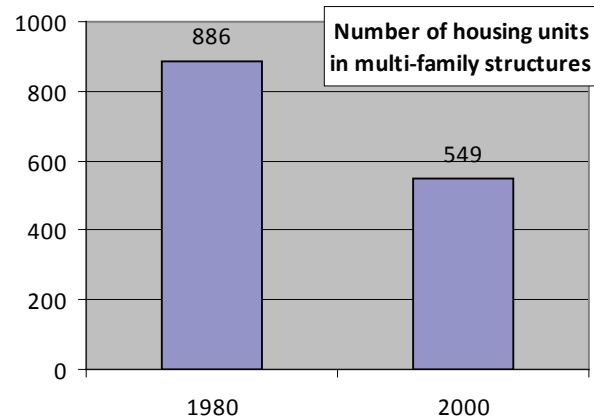
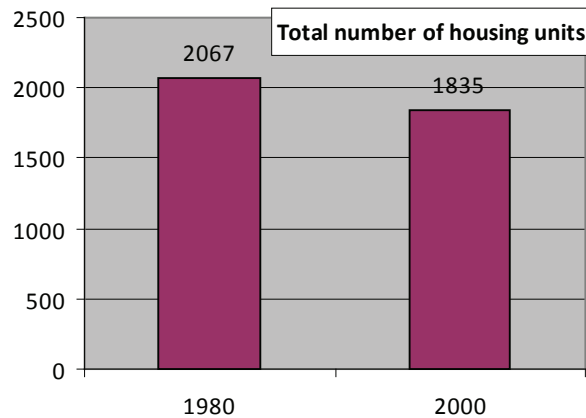
- 23% decline in total population (city of Saint Paul declined 7.4%)
- 51% decline in school children ages 5-14
- 8% more single-family homes
- 37% decrease in duplexes
- 24% fewer units in multi-family structures
- 74% more 1-person households
- 48% fewer 4-or-more person households

source: U.S. Census

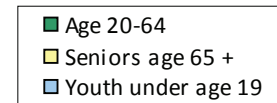
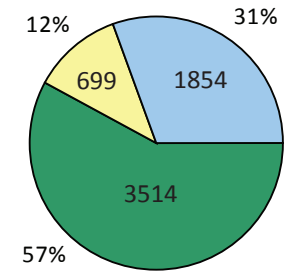
Purpose

This document appends to the Comprehensive Plan the vision of the Como 2030 Small Area Plan for the Como Avenue corridor in North St. Anthony Park neighborhood. The District 12 Community Plan (2005) acknowledged the need for a more detailed consideration of the Como Avenue corridor to address concerns that declining population, shrinking school enrollment, increased business vacancies and lack of housing options could have a negative long-term impact on the neighborhood. In November 2006 the Como 2030 Small Area Plan Task Force was formed to develop a consensus blueprint for an environmentally, economically, and socially sustainable area.

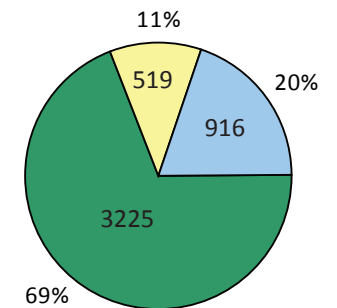
This plan is predicated on the belief that status quo is not a viable option and that change is not only inevitable, but a necessary part of preserving the long-term vitality of the community. The plan therefore lays out objectives and strategies for managing this change. Some of these strategies present difficult choices. In order to secure these shared goals, some alteration to the visual facade of Como Avenue is needed. For increased housing options for seniors within walking distance of the neighborhood's "downtown", there will need to be a higher vertically built presence on some sites. To increase energy efficiency or retail options, there may need to be alterations to existing buildings. These changes will be made with sensitivity to neighborhood scale and design but also with the understanding that while the physical landscape plays a critical role in our lives and happiness, the ultimate character and sustainability of St. Anthony Park is based on our relationship as neighbors and on our collective stewardship of the environment both near and far.



1970 population = 6,067



2000 population = 4,660



source: U.S. Census

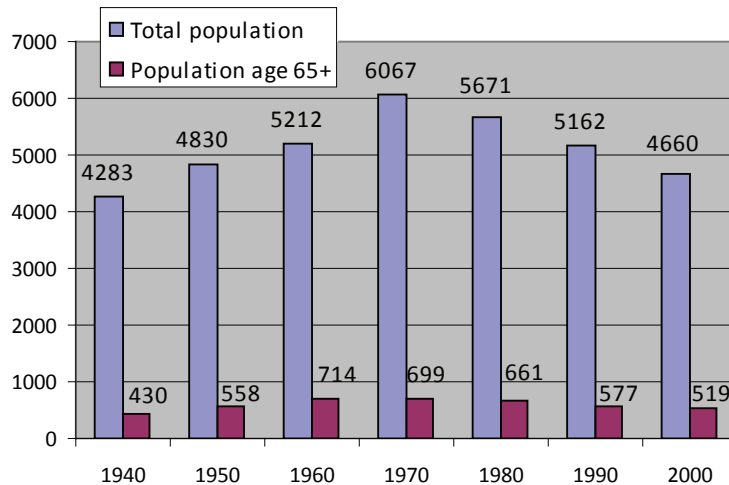
Overall Vision

Como Avenue is the heart of North St. Anthony Park— the neighborhood’s social and commercial center. It is a safe, thriving, tree-lined, pedestrian- and bike-friendly mixed-use thoroughfare. Como Avenue offers single- and multi-family housing options that support the diverse needs of residents; affordable office and retail spaces that encourage a vibrant local business community; institutions and events that provide the basis for community life; and open spaces that serve as welcoming centers for public interaction. Como Avenue is also an environmentally-friendly street that promotes transportation choices that reduce traffic congestion, noise, and air pollution, encourages energy-efficient building design, and recognizes the important role that nature plays in urban neighborhoods. Finally, Como Avenue is an architecturally-engaging street, with a lively ongoing dialogue that honors its historical roots while finding new ways to reflect the spirit of the unique neighborhood that is St. Anthony Park.

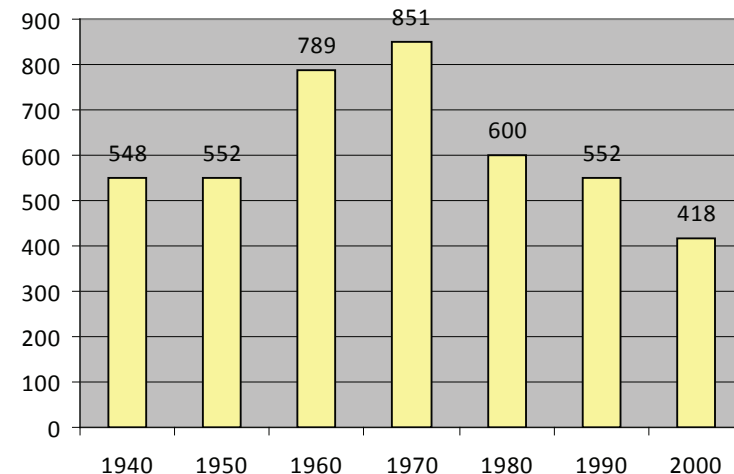


photo: www.minnesotaloft-sandcondos.com

North St. Anthony Park Population 1940-2000



School children ages 5-14



source: U.S. Census



Community Character

Promote engaging urban design that supports public interaction, critical institutions, open space, the historic park environment, safety, and community events. Provide safe opportunities for social interaction amidst community-friendly businesses within an architecturally eclectic and ecologically sensitive environment. Provide support for the long-term viability and survival of institutions and activities that play a critical role in the life of the community. Reflect the architectural and environmental diversity that give Saint Anthony Park its unique charm.



photo: LinderRox, www.flickr.com

Objectives and Strategies

CC1. Promote interesting and engaging architecture.

1.1 Ensure that design, materials, placement, and orientation of new development relate to scale and character of surroundings. Buildings should face the neighborhood on all sides and be sensitive to their relationship to adjacent properties as well as to the street.

1.2 Entrances, retail frontages, and windows should face streets and public spaces to help make them safe, comfortable, and interesting to pedestrians.

1.3 Support continued use and preservation of designated historic buildings such as the Library and Muskego Church.

1.4 Encourage the preservation and rehabilitation of significant historic buildings that are not designated, such as Linnea Society building and Milton Square, so that remodeling, additions, and alterations are compatible with the original scale, massing, materials, and details.

1.5 Consider and work to limit the potential impacts of noise related to new developments.

CC2. Preserve existing and encourage additional public and semi-public parks, wetlands, and gathering spaces.

2.1 Maintain street trees along the entire length of Como Avenue. Protect large, desirable trees that are difficult to replace, such as the oak tree on the northeast corner of the St. Anthony Park United Methodist Church parking lot site.

2.2 Work with businesses to create a streetscaping plan for a more unified and attractive streetscape.

2.3 Encourage developers to include easily-accessible plazas or public gathering spaces.

2.4 Promote interesting architecture and engaging public art as part of existing and future gathering spaces.

2.5 Support continued preservation of the Sarita wetland.

CC3. Support institutions and activities that build community

CC4. Support Crime Prevention Through Environmental Design (CPTED) and encourage business to extend hours to generate evening foot traffic.

\$ Commercial Vitality

Strengthen, maintain and attract neighborhood commercial assets, especially locally-owned businesses and lively centers of attraction that bring neighbors together. Take proactive steps to enhance commercial vitality along Como Avenue to help retain existing and attract new neighborhood-oriented businesses, addressing neighborhood market challenges resulting from increased competition from big-box retailers and declining population in north Saint Anthony Park. Consider new and creative parking solutions to support and attract local businesses.



photo: www.timandtomsspeedymarket.com

Objectives and Strategies

CV1. Maintain and enhance the commercial character of Como Avenue.

1.1 Support proposals in the commercial core for mixed-use development with first floor commercial and upper floor housing.

1.2 Work toward a long-term goal of focusing auto-oriented businesses and those requiring substantial surface parking away from the commercial core.

1.3 Encourage the long-term preservation and rehabilitation of historic buildings such as Milton Square.

1.4 Work with businesses to create a unified streetscape, including pedestrian-level light fixtures in the commercial core.

CV2. Widen the range of services available along Como.

2.1 Work to attract new businesses, particularly those providing base neighborhood services residents can walk to, such as a family restaurant, a hardware store, a pharmacy, an

ice cream shop, and a pub.

2.2 Support zoning modifications in the commercial core to attract desirable businesses.

2.3 Support incremental and contiguous expansion of commercial use onto adjacent residential properties if it strengthens the commercial core and is designed to limit the impact on residential uses.

CV3. Improve parking strategies.

3.1 Maintain on-street parking on both sides of Como Ave.

3.2 Create and enforce 2-hour parking limits on Como Ave between Luther Place and Hillside and on Doswell, Carter, and Luther Place within 200 feet of Como Ave.

3.3 Support creative parking solutions such as shared parking agreements, underground parking ramps, more flexible use of permit parking, alley parking, and parking variances.



Housing

Add housing units that cater to young families, empty nesters, and seniors, and that increase the range of affordability in the neighborhood. With the trend toward fewer residents per household and declining population in North Saint Anthony Park, provide lifecycle housing options, particularly for the growing population of seniors in the neighborhood and others seeking multi-unit housing. Provide housing in walkable proximity to shops, services, public transportation, and nearby jobs and education, in order to help sustain neighborhood commercial and institutional assets. Open up housing opportunities as well for families with children to help sustain local schools.

Objectives and Strategies

H1. Promote mixed-use development, especially in the commercial core.

1.1 Support proposals in the commercial core for mixed-use development that includes new housing units.

1.2 Consider mixed-use development proposals that exceed three stories if they use design, location, and topography to limit the visual impacts of height and if they meet important core goals listed in the Como 2030 Plan.

H2. Work with local institutions to develop new housing.

2.1 Facilitate consideration of a mixed-use or residential building on the Methodist Church parking lot site that would include housing for empty nesters and seniors

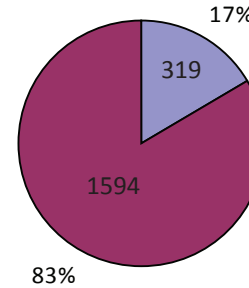
2.2 Facilitate consideration of a mixed-income housing and mixed-use development on the Luther Seminary campus.

2.3 Facilitate consideration of a mixed-use redevelopment of the University of Minnesota family-student housing complex on the corner of Raymond and Como Avenue.

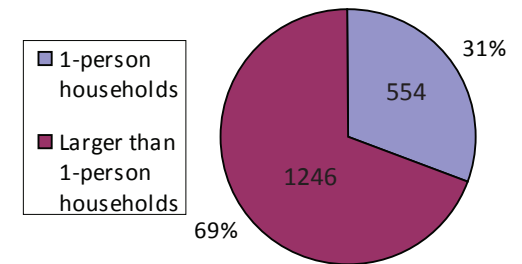
H3. Retain existing multi-family and mixed-income housing mix.

H4. Encourage creative housing solutions, such as live-work units, carriage houses, and accessory units.

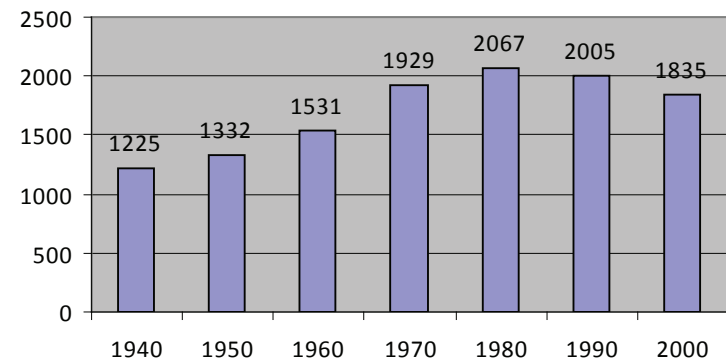
1,913 Total Households in 1970



1,800 Total Households in 2000



Total Housing Units



source: U.S. Census



Transportation

Reinforce a safe, compact, walkable, mixed-use neighborhood that reduces the need for automobile travel and supports transit. Address pedestrian safety concerns at crossings, especially for school children.

Objectives and Strategies

- T1. Make the pedestrian environment along Como Avenue attractive and safe for people of all ages.
 - 1.1 Provide count-down pedestrian crossings at the intersections of Como and Raymond, Como and Carter, Como and Doswell, and Como and Eustis.
 - 1.2 Provide bump-outs at the intersections of Como and Eustis and Como and Scudder, and provide bump-outs or pedestrian islands at Como and Carter and Como and Doswell.
 - 1.3 Establish a safe crossing of Como in the Commonwealth/Hillside area.
 - 1.4 Maintain existing street-side benches and public gathering areas, improve streetscaping and lighting, and consider pervious ornamental paving in the commercial core
 - 1.5 Include two sidewalk ramps at every corner to make the street environment more accessible for people with disabilities.
 - 1.6 Ensure that sidewalks are promptly shoveled and de-iced after snowfalls.
 - 1.7 Increase traffic enforcement and calming along Como,



photo: www.smart-trips.org/transit

especially between Commonwealth Avenue and Raymond Avenue, and Eustis Street and Luther Place.

- T2. Improve the bicycle environment along Como Avenue.
 - 2.1 Install grind-in bike-lane striping between the Minneapolis/St. Paul border and Raymond Avenue to connect existing bike lanes.
 - 2.2 Provide new bicycle racks at Como and Carter and Como and Doswell, encourage developers to include bike racks in development proposals, and support rental bicycle facilities.
- T3. Maintain and improve transit connections.
 - 3.1 Work with Metro Transit to maintain and improve bus routing and frequency. Retain direct connections between the Como Avenue commercial core and the University of Minnesota, Downtown Minneapolis, and Downtown St. Paul.
 - 3.2 Work with Metro Transit to maintain and enhance bus shelters along Como Avenue.
 - 3.3 Explore creative ways to connect Como Avenue to the future Central Corridor light rail transit line.



Environmental Sustainability

Encourage sustainable, energy-efficient development with innovative, environmentally friendly design. Promote “green” building practices and design for all new development, supporting energy-efficient upgrades of existing buildings. Provide the quantity and diversity of housing necessary - including appropriate areas for multiple-story development along Como Avenue - to support a full range of neighborhood services within walking distance, thus reducing auto use and lowering energy consumption and pollution.

Objectives and Strategies

ES1. Support sensible increases in housing options and a jobs/service/housing mix that is more sustainable and energy efficient.

1.1 Develop, maintain, and support a full range of neighborhood commercial services and public amenities so that activities of daily life are within walking and biking distance of residents.

1.2 Work with neighborhood employers, institutions, and others to develop additional residential options along Como for seniors and those who can walk, bike, or use transit for transportation to nearby jobs and education. These residential options should bolster the market necessary for both efficient and economical public transit as well as viable neighborhood services and facilities.

ES2. Encourage property owners to use “green” building design and landscaping.

2.1 Determine reasonable incentives to support green building design and renovation.

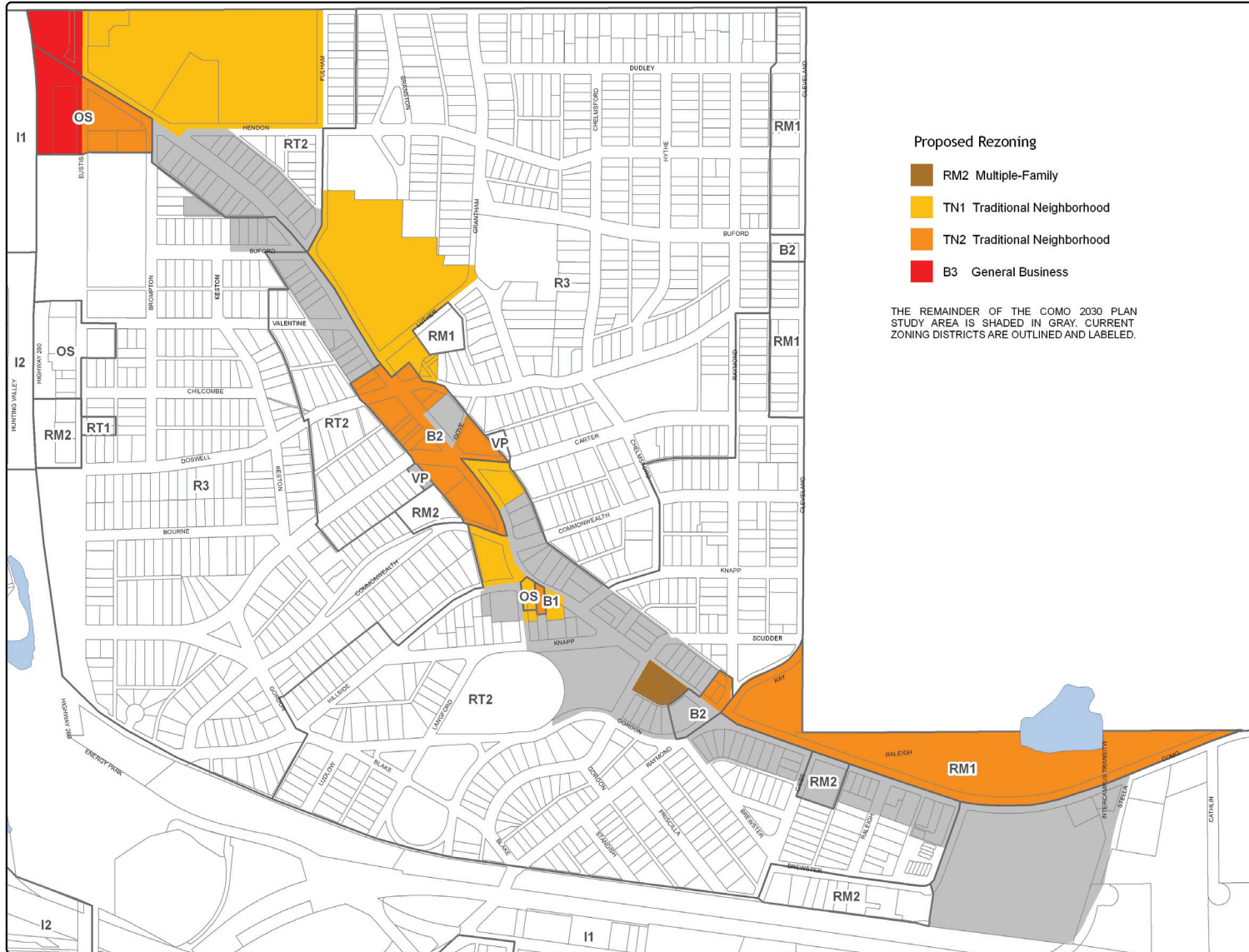
2.2 Work with private property owners and public entities to reduce water pollution and runoff through low-impact development and other strategies.



photo: www.hubuzz.com



Land Use and Proposed Rezoning



COMO 2030 PLAN PROPOSED REZONING

Zoning Classifications

- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- TN1 Traditional Neighborhood
- TN2 Traditional Neighborhood
- TN3 Traditional Neighborhood
- OS Office-Service
- B1 Local Business
- BC Community Business (Converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IR Light Industrial Restricted
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction

0 165 330 660 Feet

map: Saint Paul PED



Land Use and Proposed Rezoning

Como and Eustis Street Area

Existing Land Use	Existing Zoning	Proposed Rezoning
NW corner: MetroTransit park-and-ride lot	RT2 Townhouse Residential	B3 General Business
SW corner: HealthPartners parking lot	OS Office-Service	B3 General Business
SE corner: HealthPartners clinic	OS Office-Service	TN2 Traditional Neighborhood
NE corner and parcel fronting Eustis north of Como: part of Luther Seminary	RT2 Townhouse Residential	TN1 Traditional Neighborhood (consider TN2 for the western part if it is split off as separate parcel(s) in the future)
North of Como & Hendon intersection: Lutheran Social Service office building	RT2 Townhouse Residential	TN1 Traditional Neighborhood

Hendon Avenue to Luther Place

Existing Land Use	Existing Zoning	Proposed Rezoning
Excluding large Luther Seminary-owned parcel: mix of single-family homes, duplexes and a triplex	RT2 Townhouse Residential	None
North side, corner of Como and Luther Place: part of Luther Seminary	RT2 Townhouse Residential	TN1 Traditional Neighborhood



Luther Place to Commonwealth Avenue

Existing Land Use	Existing Zoning	Proposed Rezoning
SE corner of Como and Luther Place: St. Anthony Park Lutheran Church	R3 One-Family Residential	TN1 Traditional Neighborhood
Commercial land use between Luther Place and Commonwealth Ave: forms commercial core area	B2 Community Business	TN2 Traditional Neighborhood, except for Park Service gas station (where TN2 may be appropriate if it is redeveloped)
SW corner of Como & Carter: parking lot behind Milton Square	VP Vehicular parking	None (TN2 may be appropriate as part of redevelopment that improves sustainability of Milton Square)
SE corner of Como & Carter: St. Anthony Park Library	RT2 Townhouse Residential	TN1 Traditional Neighborhood

Raymond Avenue to U of M Transitway

Existing Land Use	Existing Zoning	Proposed Rezoning
North side of Como between Raymond and the U of M Transitway: U of M family-student housing	RM1 Multiple-Family Residential	TN2 Traditional Neighborhood
South side of Como between Raymond and the U of M Transitway: single-family houses, apartment buildings, duplexes, and a warehouse	RT2 Townhouse Residential, RM2 Multiple-Family Residential, I1 Light Industrial	none



Land Use and Proposed Rezoning

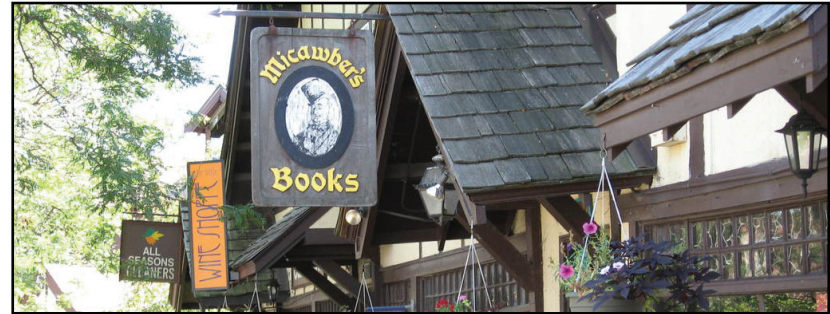
Commonwealth Avenue to Raymond Avenue

Existing Land Use	Existing Zoning	Proposed Rezoning
SE side of Como between Commonwealth and Hillside: St. Anthony Park United Methodist Church parking lot	RT2 Townhouse Residential	TN1 Traditional Neighborhood
SW corner of Knapp Place and Hillside/Como: St. Anthony Park United Methodist Church	RT2 Townhouse Residential	None
SE corner of Hillside/Como and Knapp Place: office building	OS Office-Service	TN1 Traditional Neighborhood
Mid-block parcel on the east side of Knapp Place between Hillside/Como and Knapp: Single-family home	RT2	TN1 Traditional Neighborhood
South side of Como between Hillside and Knapp Street: frame shop	B1 Local Business	TN2 Traditional Neighborhood
South side of Como between Hillside and Knapp Street: Four-plex	RT2 Townhouse Residential	TN1 Traditional Neighborhood
SE corner of Como and Scudder, east to the alley: 2 apartment buildings and 2 single-family homes	RT2 Townhouse Residential	RM2 Multiple-Family Residential
Residential use north of Como between the Library and Raymond: Single-family homes	RT2 Townhouse Residential	None
Parcel between Knapp and Scudder on the south side of Como: St. Anthony Park Elementary School	RT2 Townhouse Residential	None
NW corner of Como and Raymond: commercial buildings and a triplex	B2 Community Business	TN2 Traditional Neighborhood
SW corner of Como and Raymond: auto-convenience market	B2 Community Business	None

Implementation

Work to create collaborations and partnerships between community, public, private, and institutional entities with connections to St. Anthony Park.

photo: Nigel Beale photostream, www.flickr.com



Community Character Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
CC1.1	Ensure new development relates to scale & character and building faces are sensitive to neighbors	PED, DSI	ongoing
CC1.2	Buildings to face streets for safe public spaces	PED, DSI	ongoing
CC1.3	Preservation of designated historic buildings	HPC, PED, DSI, Libraries	ongoing
CC1.4	Encourage preservation and rehabilitation of significant historic buildings	PED, DSI, District 12	ongoing
CC1.5	Limit impacts of development noise	DSI	ongoing
CC2.1	Maintain Como street trees and protect desirable trees (e.g., Methodist church lot)	Parks, PED, DSI	ongoing
CC2.2	Work with businesses on unified streetscaping plan	District 12, Public Works (as staff time permits)	medium
CC2.3	Encourage developers to include accessible plazas and gathering spaces	PED, DSI, District 12	ongoing
CC2.4	Promote interesting architecture and public art	DSI, Public Works, D12	ongoing
CC2.5	Support continued preservation of the Sarita wetland	DSI, Public Works-sewer division	ongoing
CC4	Support Crime Prevention Through Environmental Design (CPTED) and extended business hours	PED, DSI, Police	ongoing

Note: PED=Saint Paul Planning and Economic Development, DSI=Department of Safety and Inspections, PW=Public Works



Implementation



photo: www.finnishbistro.com

Commercial Vitality Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
CV1.1	Support mixed-use in the commercial core	PED, District 12	ongoing
CV1.2	Focus auto-oriented businesses and those with substantial surface parking away from commercial core	PED	ongoing
CV1.3	Encourage preservation and rehabilitation of historic buildings such as Milton Square	PED, DSI, District 12	ongoing
CV1.4	Work with businesses to create unified streetscape and pedestrian-level light fixtures in commercial core	D12, PED, Public Works (as staff time permits)	ongoing
CV2.1	Work to attract business providing neighborhood services	PED, District 12	ongoing
CV2.2	Support zoning modifications for desired businesses	DSI, PED, District 12	ongoing
CV2.3	Support expansion of commercial use into residential if it strengthens the commercial core and limits impact	PED, District 12	ongoing
CV3.1	Maintain on-street parking on both sides of Como	Public Works	ongoing
CV3.2	2-hour parking limit between Luther Place and Hillside	District 12, Public Works	ongoing
CV3.3	Reevaluate city parking standards and support creative parking solutions	PED, District 12	short/ongoing

Note: PED=Saint Paul Planning and Economic Development, DSI=Department of Safety and Inspections, PW=Public Works



Implementation



photo: www.sapucc.org

Housing Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
H1.1	Support mixed-use development with housing	PED, District 12	ongoing
H1.2	Consider select 3-story+ development proposals	PED, DSI	ongoing
H2.1	Consider mixed/residential use on Methodist Church lot	PED	medium
H2.2	Consider mixed use/income on Luther Seminary campus	PED	medium
H2.3	Consider mixed use redevelopment of UofM housing	PED	long
H3	Retain existing multi-family & mixed-income housing mix	PED	ongoing
H4	Encourage creative housing solutions	PED, District 12	ongoing

Note: PED=Saint Paul Planning and Economic Development, DSI=Department of Safety and Inspections, PW=Public Works



Implementation



photo: www.stanthonyparkband.org

Transportation Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
T1.1	Install count-down crossings at select intersections	Public Works	short (2010-as part of bike lane project)
T1.2	Seek funding for bump outs or islands in select areas	D12, Public Works	short (2010-as part of bike lane project)
T1.3	Establish safe crossing in Commonwealth/Hillside area	Public Works, D12	medium
T1.4	Maintain and improve streetscape & paving elements	Public Works	ongoing (as budget, priorities permit)
T1.5	Include 2 sidewalk ramps on every corner	Public Works	ongoing (as part of ADA improvements)
T1.6	Ensure sidewalks are shoveled and de-iced after snow	DSI	ongoing
T1.7	Increase traffic enforcement and calming on Como	Public Works, Police	medium (as staff time permits)
T2.1	Install grind-in bike-lane striping to connect bike lanes	Public Works	short (complete in 2010)
T2.2	Install bike racks in select area, encourage more/rental	Public Works, PED	short
T3.1	Maintain and improve bus routing and frequency	Metro Transit (Public Works, PED support)	ongoing
T3.2	Maintain and enhance bus shelters on Como	Metro Transit (Public Works, PED support)	ongoing
T3.3	Connect Como to LRT	Public Works, Metro Transit	medium (PW pursuing Fed funding for improvements)

Note: PED=Saint Paul Planning and Economic Development, DSI=Department of Safety and Inspections, PW=Public Works



Implementation



photo: www.sapfoundation.org

Environmental Sustainability Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
ES1.1	Develop, maintain and support full range of commercial and public amenities within walking and biking distance	PED, District 12	ongoing
ES1.2	Develop residential options on Como for seniors and walk/bike/transit commuters	PED	ongoing
ES2.1	Promote incentives for green building and renovation	PED	ongoing
ES2.2	Reduce water pollution and runoff	DSI, PED, Public Works-sewer division	ongoing

Note: PED=Saint Paul Planning and Economic Development, DSI=Department of Safety and Inspections, PW=Public Works

Exhibit E

St. Anthony Park Community Council

Land Use Committee

Development Guidelines

Development Guidelines: St. Anthony Park Community Council

We encourage and appreciate thoughtful investment and development in District 12. The intent of these Development Guidelines is to begin a dialogue between community and developer interests -- to inform, to stimulate and promote healthy, mutually beneficial developments in St. Anthony Park. They are offered not as constraints, but as the starting point of a constructive discussion.

- | | |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <p>Collaboration in Community Design Partnership: Meet with a group of Land Use Committee members to keep the Council and community informed of design decisions and project schedule.</p> |
| 2 | <p>Accessibility: Design facilities that are useable by people of all ages and abilities, that will be adaptable to changing needs or demographics of our community.</p> |
| 3 | <p>Green Space: Maintain, enhance, and if possible, create green space on a developed parcel. We encourage going beyond City landscaping and site requirements.
 <i>Discussion: As green space gets more precious in our neighborhood, it is increasingly important that existing spaces be maintained and any chances to create more be taken. This should go beyond City landscaping standard and may encourage green roofs, additional plantings, or off-site plantings to mitigate loss of green space. Examples may include: playgrounds, picnic areas, and flower or vegetable and fruit gardens, as well as parkland.</i></p> |
| 4 | <p>Sustainable Design: Design to the principles of a generally accepted green building standard (e.g., Enterprise Green Communities, B3, or LEED Silver) to promote water and energy conservation, and the use of safe, durable, and renewable building products. We encourage inclusion of a renewable energy generation system (solar, geothermal, etc.)
 <i>Discussion: All of these standards address energy efficient design, water-saving fixtures, treatment of stormwater, sensitivity to site -- all to create buildings that will work better and leave less negative impact on our built and natural environment. Generally, buildings with public financing will already be required to meet this standard. Buildings financed privately are encouraged to meet a similar standard. Developers are encouraged to contact the several local groups promoting sustainable design (ex: CEZ www.creativeenterprisezone.org)</i></p> |
| 5 | <p>Streetscape: Promote the walkability of the neighborhood with design that relates to the pedestrian, bike, and transit traffic.
 <i>Discussion: We are proud to be a "walkable neighborhood." All buildings should provide an environment that is welcoming to foot traffic of all ages and abilities, by being pleasing and safe. There should be a good visual connection between inside and outside for at-grade spaces to provide "Eyes on the Street" security. When possible, first floor spaces should be made accessible to the public in the form of common or retail spaces.</i></p> |
| 6 | <p>Affordability (Housing): Promote diverse housing communities by providing some affordable units.
 <i>Discussion: Development of a diverse housing population is critical to our community. People moving into or within, or working in our neighborhood should not be priced out of living in it.</i></p> |
| 7 | <p>Exterior Appearance: Create durable, aesthetically pleasant buildings through use of high quality materials.
 <i>Discussion: Buildings should be long-lasting and should respond to adjacent properties through good design and use of high quality exterior finish materials, including masonry and metal.</i></p> |

8	<p>Public Space: When appropriate, make some portion of the building available for public use or commerce. <i>Discussion: Buildings should be places that increase public discourse and interaction. Part of a “walkable neighborhood” is the feeling and knowledge that the buildings on the street are open, useful, and welcoming.</i></p>
9	<p>Dark Skies: To the maximum extent possible, keep site lighting from spilling onto adjacent properties and keep it aimed down. <i>Discussion: While site lighting provides security for the building environment, it is important to keep it sensitively located so that it doesn’t waste energy and doesn’t add to general light pollution.</i></p>
10	<p>Parking: Provide and design spaces for vehicle parking as determined by zoning or approved variance to support use of the property, in a way that contributes to the general appearance of the site and adjacent properties. Minimize run-off and avoid unnecessary loss of open space. Where possible, use landscape materials to screen vehicles, without compromising security or safety. <i>Discussion: While encouraging walking, biking and public transportation, we also recognize that businesses, employees, visitors and residents will sometimes rely on cars to visit, work, move around, and live in our neighborhood. Our goal is to make our neighborhood welcoming and easily accessible to everyone, from within and from outside the neighborhood. Accommodation for shared cars or shared bicycle stations may also be considered for some development sites.</i></p>