

April 5, 2017

Josh Williams  
City of Saint Paul, Dept. of Planning and Economic Development  
25 W. Fourth Street  
Saint Paul, MN 55102

Dear Josh;

On March 22, 2017, the Housing and Land Use Committee (“HLU”) of the Macalester-Groveland Community Council (“MGCC”) held a public meeting, at which it considered the application for a Conditional Use Permit (CUP) for height, reference no 17-015551, concerning the properties located at 246-286 Snelling Ave. The applicant, who has appeared to discuss the project with the HLU on three separate occasions, appeared to speak to the application and to answer questions.

Prior to the meeting, the HLU received fourteen (14) comments in support of the CUP application, and ten (10) comments in opposition to the application. Furthermore, at the meeting the HLU received additional comments in favor of and in opposition to the CUP.

After speaking with the applicant, considering neighborhood feedback, consulting the Macalester Groveland Long Range plan, and assessing the merits of the application, the HLU passed the following resolution:

**“The Housing and Land Use Committee of the Macalester-Groveland Community Council supports the request, Reference No 17-015551, for a Conditional Use Permit for the properties located at 246-286 Snelling Ave up to maximum height of 61’6””**

Important to the HLU’s passage of said resolution, were the following considerations:

- The request is consistent with the Macalester-Groveland Long Range Plan, which encourages increased density along mixed-use corridors in the neighborhood, including St. Clair and Snelling Avenues.
- The request is consistent with the Macalester-Groveland Long Range Plan, which encourages higher density development at the intersection of mixed-use corridors.
- The additional height should be limited to 61’ 6”. Although additional height (76’10”) has been requested for the towers at the south and north ends of the building, these are architectural elements only containing no functional space. The applicant expressed a willingness to explore architectural alternatives that do not include the towers. Thus, the committee supports a CUP with a maximum roof height of 61’6”.

- The additional height is limited to 5' 6" above the 55' ordinarily permitted in TN3 zoning. The property is adjacent to two mixed use corridors and adjacent residential properties are zoned R3. To ensure that the additional height will not be detrimental to the existing character of the development in the immediate neighborhood, the maximum height should be set back from both the sidewalk fronting Snelling and the alley in the rear, as proposed.
- Additionally, the committee recommends that the following conditions be placed on the permit:
  - Beautify Alley Wall: The wall as shown on plans dated 3/22/2017 is long, uninterrupted and shown as one material. Design features or textural elements should be added to this surface.
  - Improve Streetscape: Pedestrian-friendly alternatives to a uniform façade at the street level on the Snelling side should continue to be developed.
  - Setback of upper floors: To the extent possible, upper residential floors should be set back to reduce the mass of the building.
  - Minimize curb cuts on St. Clair: Pending the results of a yet-to-be-completed traffic study, the width of the final curb cut providing access from the parking level to St. Clair Ave should be minimized.
  - Provide for conversion of parking into retail: Future market conditions may allow for a reduction in parking spaces provided at this site. Design and construction should be completed in such a way as to allow for conversion of current parking area into future retail area.

Please note that said resolution is the formal statement of the committee, notwithstanding any public comments that may be submitted by individuals who also serve as committee members. If you have questions or concerns, please do not hesitate to contact me.



Liz Boyer  
Executive Director  
Macalester-Groveland Community Council

cc (via email): Ward 3, City of Saint Paul  
Tia Anderson, City of Saint Paul Department of License and Inspections  
Tom Hayden, LeCesse Development Inc.