

Development Review Committee  
August 13, 2019 at 8 a.m.  
180 East 5<sup>th</sup> Street, Conference Room B

Present: John Ganey (co-Chair), Steve Rambeck, Chris Trost, Catherine Sweet, Emma Burns, Paul Mandell (co-Chair), Arslan Aziz, Crystal Meriwether, Julio Fessel, Erin Zolotukhin-Ridgway, Kady Dadlez, Shevek McKee, Joe Olson, James McClean, Joe Spencer, Jon Fure, Anna Lavanger

Joe Olson from Chase Real Estate presented to the committee about a potential development at Wacouta Commons called The Gallery St. Paul. The development would be a market-rate apartment building with around 165 units, located across the street from the east side of Wacouta Commons park. This lot has been historically difficult to redevelop because it contains two separate lots, with a church parking lot dividing them. Chase Real Estate has worked extensively with the church to come to an agreement over the lots, reorganizing them in a way that maintains church parking space and combines the disparate lots to make room for one building. They have also reached a parking space agreement with the church where they will lease and manage 100 stalls from the church but for church events make more available, the majority of parking for tenants will be underground. Mr. Olson shared other details about the project including they will have two full-time staff for management and maintenance of the building. The renderings presented showed the building would have nice landscaping and follow architecture trends of the neighborhood. Questions from the committee followed the presentation. One questioned whether the apartment would allow dogs and if so, might they include an inside area for dog relief and/or contribute to the current dog run at Wacouta Commons. Mr. Olson said this was something they would strongly consider. Another question was about the timeline; they plan to start construction in spring 2020, with a 2021 opening. One committee member raised the point that there was already a building in downtown called The Gallery, and that it could cause confusion. Another member asked if it was all residential, Mr. Olson responded that yes, it was, and that according to their studies it was difficult to do mixed use. Another comment was an advise to pigeon proof the building, pigeons are a big problem in the area. Mr. Olson relayed that they had not yet submitted to the City of Saint Paul for site plan approval, but will be doing so soon.

Kady Dadlez addressed the committee about the Downtown Development strategy process. She has met with Tabitha Benci DeRango about CRC's downtown forums. There is still work to be done on the comprehensive plan, and then it will be submitted to the met council for approval. The Downtown Development Strategy would be an addendum to the Comprehensive Plan, and will get started once the Comprehensive Plan is approved. The Comp. Plan is very high-level policies or guiding principles, whereas the Downtown Development Strategy will contain a lot more strategic components and action items for things that need to get done.

Jon Fure gave the committee an update on the boundary change between District 17 and District 9. The required public hearing was held to discuss the change, next District 17 and District 9 will submit a joint application to City of Saint Paul Planning and Economic Development requesting the change.