



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
651-695-4005 Fax 651-695-4019
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Building a More Vibrant, Welcoming, and Safe Neighborhood

Resolution Regarding Shepard Davern Mixed-Use Development Phase 1

WHEREAS, the *Saint Paul Comprehensive Plan* adopted in 2009, designates Highland Park as a Neighborhood Center, an area with compact, mixed-use development that provide services and employment close to residences; and,

WHEREAS, the *District 15 Highland Park Neighborhood Plan Summary*, adopted by the Saint Paul City Council in 2007, included an action to "initiate a TN3 Master Plan to evaluate potential rezonings and implementation of TN design guidelines to replace the design guidelines in the Shepard-Davern Overlay area;" and,

WHEREAS, in the Fall of 2011, the Highland District Council (HDC) requested the City of Saint Paul complete a review of the Shepard Davern small area plan and conduct a zoning study; and,

WHEREAS, based on the work of a community-based Shepard Davern Taskforce, in January, 2015, the Saint Paul City Council approved updates to the *District 15 Highland Park Neighborhood Plan Summary* to reflect a future vision for the Shepard Davern area and Traditional Neighborhood zoning for a majority of Shepard Davern properties, including 1475 Davern Street; and,

WHEREAS, the *District 15 Highland Park Neighborhood Plan Summary*, includes an action to "strictly enforce height limits within the Mississippi River Critical Area;" and,

WHEREAS, 1475 Davern Street is located within the Mississippi Riverview Corridor, which has height requirements and other development guidelines that are currently under review by the Minnesota DNR and City of Saint Paul; and,

WHEREAS, the HDC's Community Development Committee hosted a public meeting on January 27, 2015, with Shepard Development LLC's representatives and numerous residents on a proposed 6-story, mixed-use development at 1475 Davern Street where concerns were voiced regarding:

- Height and mass of the building in proportion to neighboring properties and within the Riverview Corridor
- Obstruction of natural light and river views particularly for neighboring properties
- Anticipated increase in traffic on an already busy corridor
- Expected increase in demand for on-street parking on neighboring streets
- Uncertainty of neighborhood impact from future development phases
- Future of roadways through the neighborhood including Shepard Road and Mississippi River Boulevard; and,



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WHEREAS, in February, 2015, Shepard Development LLC submitted to the City of Saint Paul a site plan and variance requests from the Riverview Corridor and T3 Zoning for a proposed development at 1475 Davern Street; and,

WHEREAS, the HDC heard these same concerns regarding building height, views, traffic, and future phases at a second public meeting to discuss the proposed 1475 Davern Street development on April 9, 2015, with Shepard Development LLC's representatives, City of Saint Paul PED, and the community; therefore,

BE IT RESOLVED, that the HDC supports positive aspects of the proposed development for 1475 Davern Street including:

- Landscaping and stormwater management around the property
- Improved pedestrian access and walkability for the neighborhood with the addition of sidewalks and future street connections
- Use of quality building materials
- Completely hidden off-street parking, and

BE IT FURTHER RESOLVED, that the Highland District Council does not support the height variance as proposed in the Riverview Corridor nor T3 Zoning for 1475 Davern Street, and

BE IT FURTHER RESOLVED, that the HDC would consider supporting a height variance of a lesser extent for 1475 Davern Street.

Approved April 9, 2015
By the Highland District Council Board of Directors