HIGHLAND DISTRICT COUNCIL

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HIGHLAND DISTRICT COUNCIL
Community Development Committee (CDC) Minutes

October 20th, 2026 6:30 p.m.

Committee members in attendance:

Tim Morehead	X	Patti Brady	X	Casey Ulrich	X
Kathy Schubert	X	Kathy Bell		John Kennedy	
Mikael Asp	X	Tyler Strunk	X	Jon Brand (alt-seated)	X
Lorna Schmidt (alt-seated)	X	Andrew Jensen	X	River Alcenat	

Executive Director: Kathy Carruth

Meeting was called to order at 6:30 p.m.

Approval of Previous Meeting Minutes

- Motion to approve as amended with notes below (Jon), seconded (Kathy), motion passed unanimously
    - Need to change Pastor to Paster
    - Need to add one word after Paster on last page (think the word is have).

706 MRB/ 2315 Highland Pkwy Update – Mike Sturdivant, Paster Properties

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    - 87 Unit apartment building with underground parking
        - Average size is 1000 sq feet, but lots of variety, up to ~2400 sq ft
    - Tried to match the look and feel of the neighborhood, fit in the curbside.

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  - Intended as space for people downsizing from a home but want to stay in the community
  - Amenity rich: fitness studio, yoga studio, working areas
  - The name is Howard Paster's grandmother's name Celia
  - Site plan was approved by city council, finalizing things with design team and going to permit in the next couple of weeks.
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  - Shared renderings of the exterior and interior

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    - Interior renderings from one of the larger units
- Questions
    - Any balconies in the back and any fencing?
        - There will be a perimeter fencing and there will be balconies
    - When you are building foundation, you're on bedrock in this location, a neighbor was concerned about moving the water table and water runoff into different areas. Will there be any impact on neighbors?
        - Worked with capital region water shed. Extensive civil program that governs how water leaves the site. Also, the site is designed with infrastructure below grade to slow it down before it goes into the city sewage
    - How will you manage traffic and flow of construction equipment?
        - City ordinances that general contractor will adhere to. There will be a site plan that will show the path of entrance and exit, which will be governed based on local traffic and infrastructure.

- Suggestion to keep the neighbors in the know when there will be more traffic and/or any big changes. It has always helped when there was a project manager that neighbors can reach out to. Neil (presenter) will be the first point of contact.

- Are the trees in the rendering existing trees or part of the rendering?
  - The image is just a rendering, but the plan is to maintain a combination of new and will preserve existing trees
- When will you clear the site and construction begin
  - Tracking for Q1 2027. The church has been removed but the apartment building is still there.
- Any value added public infrastructure?
  - Will take what is currently green space and making align with the current landscape. Not adding any parks or anything like that.
- Will the traffic flow out of River Road side of the building?
  - On the first rendering, the left corner is the garage to underground parking. In front is Mississippi River Blvd. There won't be any drive lanes or anything in the back.
- How many stalls for parking?
  - Believe that it is around 145 (need to confirm the number though) – more parking than units.
  - There will also be bike storage underground and some at grade
- Any solar or EV charging stations?
  - Building EV charging stations, but no solar infrastructure built in.
  - It is built in to have the backbone and will determine what or how many chargers get installed based on renter demand.
- Could it be possible for solar in the future?
  - There is always a retrofit option
- When would construction be completed?
  - Approximately 16 month build timeline, so spring of 2028 approximately
  -

579 South Lexington Vacation Request – Thomas Herzog, Applicant

- Site are two properties, just north of Fountain Park. One has a home and the other is vacant and adjascent to an easement for Watson Ave that was never developed that runs at a diagonal to Lexington
- Plan is to put townhomes here. Thinking tuck under garage style with 2 floors above in early site planning. Could be a 2-story or single story unit to fit into the parcel.
- Submitted vacation request to the city

- Timeline is to work through site plan review and can come back with more specific details. Plan to begin construction in the spring and about 1 year of construction.
- Likely would take a phased approach (used 8 units as an example and would do 4 in first phase and 4 in second)
- These would be sold not rented by the developers. Would build a subset at first to get some built and show out of the houses
- Haven't landed on firm price point since they haven't determined how big. Hoping to be in 2000 sq ft range with 2 stall garages for each.
- Have tried to understand what the plan is for the park with the city but not much feedback.
- Presenters have worked on 3 projects together, all new construction and development projects. Have a new construction condo project in Minneapolis in construction currently (to be finished in March next year) and another in Minnetonka. Found a niche trying to sell houses for sale and not rent, enjoy creating things for people to own.
- Questions
    - What would be the space requested in the vacation request?
        - Requesting the entire width in part because the parcel shape is so odd and in part because the park is not used. This allows us to stay away from part of the bluff in the back (east) of the property.
        - Full street width, believe it is 60 feet across.
        - Not likely to do anything with the narrow area that was originally intended to be an alley, so would likely give back to the neighbors since won't be used. It is currently part of the property today.
    - Do you own the property now?
        - The owner is partnered with the presenters tonight and owns both properties.
    - Do you live in St Paul, have you worked in St Paul?
        - Thomas lives in St Paul and the other presenter went to Macalaster and did a project on Snelling and Marshall but lives in Minneapolis now.
            - Suggestion to get to know the neighbors above the property on the bluff and other surrounding neighbors.
    - Cassie Warner (owner of the properties) lives up on Montcolm
        - Lived directly above for many years, knows most of the neighbors on the street above the bluff. Bought the vacant property years ago because she thought it would be a beautiful place for a development. Later bought the house to the north from an acquaintance that she talked to for years about buying and he reached out when he decided to move.

        - Would love to clean up Fountain Park (would even put a Fountain in there) if they could get some traction.
        - Have talked to the neighbor directly to the north, they are aware.
    - Have you talked to Councilmember Jost?
        - Yes, she is aware
    - How would your vision for the project change if you did not get the vacation?
        - Would still continue but would make it more difficult to minimize disturbance at the bluff and minimize removal of trees. Would like to maintain access to Lexington for a driveway within the current property but would likely have to move that further south and remove more trees if didn't get the vacation. Likely would have to move back into the bluff, put in a retaining wall, etc.
        - Provides better access
    - Have heard feedback from the neighbors about the need to maintain wildlife in that area.
    - Feel that there is a gap for this type of middle-income housing in St Paul
    - What is preventing you from creating the ideal design if you are to get the vacation? Is there anything you can show understanding there could be modifications?
        - Usually when you vacate a street, half goes to the property on one side and half goes to the property on the other side. In this case, the property to the south is the city and so hoping to be able to obtain the entire property.
- Are there any conditions that the committee would like to see?
    - Support vacation based on future development plans
    - Condition to maintain integrity of the park
- **Motion that we support the vacation of the whole with condition (Casey), seconded (Tyler)**
    - Return to us for updates
    - Maintain the parks with input from st paul parks perspective
    - Communicate with neighbors
    - Limit tree removal
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Highland Reservoir Discussion – Justin Uran & Dave McCabe, Capital City Football

- Both presenters live in Highland, one has 6th and 8th grader and both coach the 6th grade team.
- Love the neighborhood, been here for a long time
- Presenters were a couple of dads that started Cap City coming out of Covid. Have had 450 kids participate in both fall and spring and adding about 100 kids per year. Have tackle and flag football, girl and boy teams.

Executive Summary

- Cap City Football provides recreational and competitive football programming to more than 450 St. Paul athletes annually, serving players from Kindergarten through 8th grade while offering scholarship opportunities to ensure every child has access to participate regardless of financial circumstances.
- While Cap City Football utilizes a variety of parks, school fields, and community facilities throughout Saint Paul for practices and games, the city currently lacks a dedicated youth football facility designed to support the growing needs of the program and the broader football community.
- In partnership with Saint Paul Parks and Recreation, Cap City Football is seeking to invest in the development of a dedicated football field in Highland Park that would provide a safe, sustainable, and equitable home for youth football while creating additional recreational opportunities for the community.
- The City would continue to own and operate the facility, which would remain accessible to the broader public. Cap City Football would utilize the field through the existing permitting process, similar to current seasonal programming, while coordinating with Saint Paul Parks and Recreation to maximize community access and field availability.
- The project would create a long-term community asset capable of supporting youth football, flag football, girls' football programming, camps, clinics, and other recreational activities. The goal is to begin planning and design efforts in partnership with the City, with construction and field improvements occurring on a mutually agreed-upon timeline that supports both community needs and program growth.

- Challenge today is space for outdoor activities. They were using Cretin, moved to Highland and still need more space.

Cap City Football Overview

Our Mission: To provide our players and their families an unparalleled football experience through exceptional coaching, elite programming and an unwavering commitment to safety.

To achieve our mission, we offer two types of programs to our players:

Flag Football:
Cap City Football offers recreational flag football, girls flag football, and travel flag opportunities that introduce athletes to the game in a fun, inclusive, and development-focused environment while serving players from Kindergarten through 8th grade.

Tackle Football:
Cap City Football provides age-appropriate small-format tackle football programs that emphasize skill development, player safety, teamwork, and competition, creating a clear pathway for athletes as they advance through the sport.

Recent Partnerships / Actions to Achieve our Mission

- Partnering with the Minnesota Vikings in support of the NFL LYNC Grant,
- Collaborating with local high schools to support field access utilization throughout the season

Fall Programming Numbers

	2021	2022	2023	2024	2025	2026
Tackle	30	68	106	140	180 (95)	184 (77)
Flag	92	119 (252)	98 (221)	162 (317)	225 (277)	259 (322)
Girls Flag					23 (54)	31 (53)
Total	**122**	**187 (262)**	**204 (221)**	**302 (317)**	**433 (426)**	**464 (462)**

- Want to make the vacant space by the reservoir (owned by city, parking lot owned by Ramsey county). City has tried to find a private partner to help develop into something – talked with SPA and Blackhawk soccer, etc.

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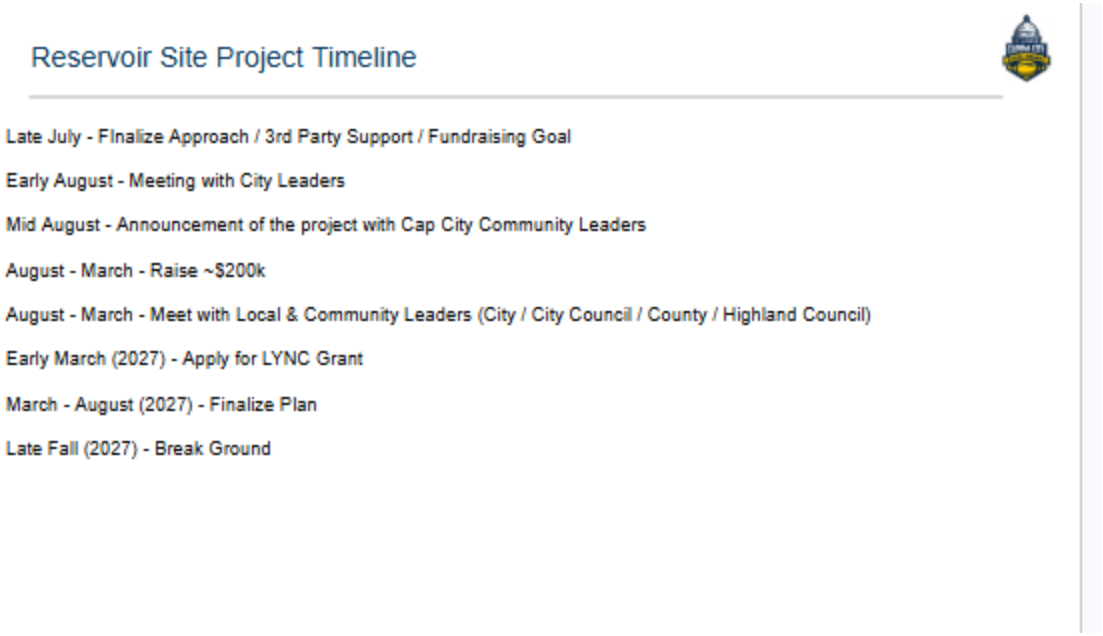
  - Trying to raise capital to develop land – would still be owned by city and maintained by parks, but want to make it more accessible for progamming throughout the year. Could be used for soccer, farmers markets, etc – the football season offsets hockey and their season is only spring and fall, so opportunities for others in summer, winter, etc.
  - Would be big enough for full football field – the intent is to make it green space, not to develop it. They want to raise the capital and use it and city would operate it. Vikings will provide grants.
  - This would give 150 some spaces for parking, which is more than they have today.
  - Current programming is Sunday nights and Tuesday nights.



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    - Likely targeting 2028 to begin using based on cycle to get funding and when to break ground.
    - Want to make it easier for people to access, ADA compliant, etc.
- Questions
    - What was the original intent of the land?
        - There were sevarl proposals – one for Hyvee, one for a strawberry farm, stables for police horses, third rink and then decided to have it go to the city and county. City had a beautiful design for a soccer field but no funding to build it.
        - Would like irrigated grass and not permanently marked so that it can be used for other things.
    - Comment – putting bleachers along Snelling would block the view. Likely would be limited to 2-3 level bleachers only.
    - How much does it cost for a family to send their kids to this?
        - Parks & Rec has a few flag football programs and Nativity-Groveland has gone by the wayside. They do developmental football – little kids play on a little field to help keep them safer. Still have a few programs around town, but no rec center football teams anymore. All the kids are from the area in St Paul.
        - Provide all scholarships (~15 no questions asked scholarships). Flag football is $125 tackle is $400. But if a family asks, assumption is they need it, so they provide scholarships.
    - Is Ultimate Frisbee an option?
        - Agree it would be a great opportunity for ultimate frisbee
    - Given talk about opportunities for other programming, do we know the capacity of city and county? Would they need additional funding?

        - This would be the same aspect of permitting that is used for other parks.
        - City is looking into options as well for maintaining.
    - Can you talk about how you would raise the money, do you have grants that you can access?
        - MN Vikings provides a grant, which would give about $150K. Then tney would raise the rest.
    - Biggest challenge they expect to run into is with the county. Support from HDC would be helpful to start that discussion. Worried about the city having concerns about adding more demand on parking, but will have to work to convey that they want to use it a different time of year vs. hockey.
    - District Council could potentially host an event there like we do in Highland Bridge, etc.

Smart Goal Review

- Evaluation sheet for developers – will be first item on the agenda in November since we have not had time to review at last 2 meetings.

Old Business

- St Kate's Driveway – it's going in as originally designed, did not incorporate feedback from HDC.

New Business

- Dog park resolution – going to discuss in November. This is in the meeting packet with a video.
    - Estimate 200 dogs in buildings adjascent

Respectfully submitted,
Andrew Jensen
CDC Secretary