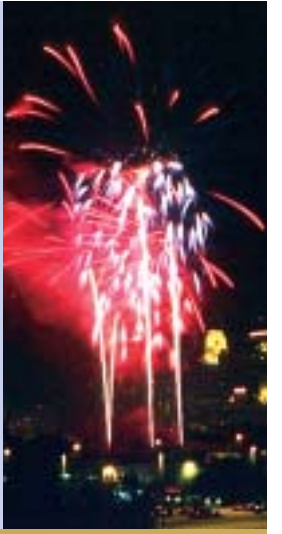




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monitor

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Fundraiser started at Como Park on behalf of cancer victim...

Cancer victim feted for life of participation and service

By JAN WILLMS

"I hope that when I die, I will be able to look back on a life that was fulfilling and was spent living, not waiting to die."

Karen Wyckoff wrote those words for a high school class in Roseville, MN, 10 years before her death in August 2001.

Long before her illness struck and up until her last moments, Karen lived a full life of participation and service.

"She was a doer and cared passionately about life and people," reflected her father, Peter Wyckoff, as he prepares for the 5th annual Rein In Sarcoma event set for Monday, July 25.

The event, which was started by Karen a month before she died from sarcoma, a rare cancer, features a silent auction and tour of the Como Park Conservatory.

A free picnic for sarcoma survivors and families, as well as anyone who has lost someone to the disease, will be held starting at 4:30 p.m. Sarcoma doctors from the University of Minnesota will be joining the picnic. Participants in the picnic are asked to register in advance by calling 651-486-9114.

Unlimited carousel rides on Cafesjian's Carousel will be a featured part of the evening, as well as live entertainment by Rubber Soul, the Beatles Tribute Band; Dunquin Irish Trio; Hondo the Magician and Larry McDonough, Jazz Piano. Children's activities include face painting, a moonwalk and a book walk. The event begins at 6 and continues through 9 p.m. at the Como Park Conservatory and surrounding area.

Suggested donations are \$10 per individual and \$20 per family.

According to Peter, who serves as executive director of Minnesota Senior Federation Metropolitan Region, Karen literally created "Rein In Sarcoma," a play on words, alluding to Cafesjian's Carousel horses.

"Everybody walks and runs for fundraisers," said Sue Wyckoff, Karen's mother. "Karen wanted to do something different, and she thought of going in circles. She called Peter Boehm,



The 5th annual Rein In Sarcoma, which was started by cancer victim Karen Wyckoff a month before she died from sarcoma, features a silent auction and tour of the Como Park Conservatory. Today, Karen's parents, Sue and Peter, organize the event, which is planned for July 25. (Photo by Terry Faust)

whose daughter was a good friend of hers. (Boehm, a Como resident, was active in saving and restoring the carousel.) That first year, we expected about 50 people for a picnic, and 250 showed up.

Karen's battle with sarcoma began in 1997 at the end of her junior year in college at Willamette, OR. A lump she discovered in her armpit was misdiagnosed as benign, and surgery in June only spread the cancer.

"If diagnosed correctly, her illness would not have been treated as it was," her father stated. "They did all the things you should not do."

Karen was aware of her grim prognosis from the beginning, but she never gave up hope and spread that hope to those around her.

"To understand Karen, her whole life was about service," Sue related. "When she was in high school, she belonged to a Girl Scout troop that just did service projects, and sold a whole lot of cookies.

The girls went out for dinner each year on their cookie money, and when Karen died, any remaining money was donated to Rein In Sarcoma."

Rep. Mindy Greiling of Roseville was one of Karen's troop leaders.

"She was one of my girl scouts, as well as a friend of my daughter's," Greiling said. "She was going to be my intern at the Legislature during one of her times at home, but she had a relapse and wasn't able to do it."

"She was such a lovely person, and her work was so incredible," Greiling continued. "She was the most organized girl scout I ever knew. She would call and remind people of their tasks, and she always had the troop over for holidays."

Greiling said she met Karen when she was in junior high. "Her troop was dwindling, and she joined ours.

"She was immediately a part of the group," Greiling added. The ability to fit in and befriend others was a quality Karen pos-

sessed throughout her life. "She never lost a friend from kindergarten through college," Sue noted. "She made all her friends be friends with each other."

Karen chaired various service organizations in college, and worked with Habitat for Humanity.

During her senior year, her illness kept her at home and she took classes by correspondence, graduating in the spring with a major in political science.

She wanted to join the Peace Corps, but they would not accept her with her cancer. She then decided to join the Lutheran Volunteer Corps, which also said no because of her illness.

"Karen wrote back to them, told them this was not right and she should be allowed to participate," Sue recollected. "She was allowed in."

Karen joined others and lived in a house in Minneapolis, with five to seven volunteers in a house.

CONTINUED ON PAGE 12

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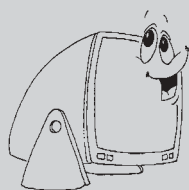
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Midway Como in a Minute

State Fair vendors have new regs

When you attend this year's Minnesota State Fair, you may stop at a booth or stand in someone's yard in the adjacent neighborhood. Starting this summer those booths will have to follow new regulations.

The St. Paul City Council unanimously adopted new regulations on state fair vendors and exhibitors June 15. The regulations were developed over a period of several months by the Como (District 10) Community Council, neighborhood residents who support and oppose the booths, city licensing and zoning staff, and the St. Paul Planning Commission.

The regulations were the topic of a St. Paul Planning Commission public hearing this spring and a City Council public hearing in June. As more and more booths pop up in Como Park neighborhood yards east of the fairgrounds, the city has found a need to regulate the booths.

The regulations are meant to address a growing number of complaints about front-yard vending. The proposed regulations would be added to existing regulations that govern use of residential yards for parking during the fair, an issue that generated considerable controversy during the 1980s.

The proposed changes identify an area along the east side of Snelling Avenue, between Canfield and Hoyt avenues. The district is one-half block wide except at Midway Parkway, where it extends to Arona.

Size and hours of some yard businesses, the sometimes aggressive behavior of vendors and the types of merchandise sold have generated complaints. The new regulations spell out how neighbors have to sign off on each others' booths, fees, set-up and take-down timelines, sign regulations, hours of operation, setbacks be-

tween vendors and the sidewalk, and restrictions on what can and cannot be sold.

Items prohibited from sales include lottery tickets, pull tabs or other forms of gambling or gambling devices; tobacco products; intoxicating or malt liquor; fireworks; firearms or any weapons prohibited under the city's legislative code; obscene materials or performances; currency exchanges; adult uses; materials or performances, permanent tattooing; body piercing; pawn shops or live animals.

Ramsey County Board approves increase

The Ramsey County Board has approved its 2006 salary, voting 6-1 June 7 to adopt a 2.8 percent increase. Commissioners Jim McDonough, Rafael Ortega, Jan Parker, Tony Bennett, Tony Carter and Victoria Reinhardt voted for the increase. Commissioner Janice Rettman cast the lone no vote. Over the years Rettman has consistently raised concerns about County Board salary increases, especially in light of tight budgets and local government aid cuts.

Salaries for 2005 are \$60,512 for County Board members. The board chair receives \$62,546. In 2006 salaries will increase 2.8 percent, moving County Board members to \$62,206 and the chairperson's salary to \$64,297.

No one testified at a May hearing on the salary increase.

The county's home rule charter states that commissioners may determine their annual salary by passing a salary ordinance. The ordinance must be passed by July 1 of the year prior to implementation of the salary level. The increase then goes into effect on January 1 of the following year.

The 2.8 percent increase is based on the Minneapolis/St. Paul metropolitan area Consumer Price Index. The salaries are typically adjusted by between 50 percent and

100 percent of the change in the CPI for the most recent year that information is available.

The commissioners also voted to decline most fees, payments and other compensation for membership on outside boards, committees and commissions. Any payments would go to the county's general fund. The exception to this rule is the Association of Minnesota Counties, if a County Board member serves as an officer of the statewide group.

Ramsey County Board members are considered part-time although most put in a full work week on their county duties. Most commissioners don't hold outside employment.

The Ramsey County Board gave itself a 1.7 percent salary increase for 2005. The board turned down a 2 percent increase in 2004, at a time when the county and other Minnesota local units of government faced state aid cuts. But for 2003 commissioners raised eyebrows by giving themselves a 20 percent or \$10,000 raise, citing the demanding nature of the elected posts.

Request for Ayd Mill goes to Met Council

A request for federal TEA-21 construction funding to connect Ayd Mill Road's north end to Interstate 94 may go to the Metropolitan Council by July 29. And St. Paul City Council members, most of whom question Mayor Randy Kelly's plan for a connected, four-lane roadway, may have nothing to say about it. Or will they? That question seems to be generating almost as much debate as Ayd Mill Road itself.

St. Paul Transportation Director John Maczko's July 6 update on the Ayd Mill Road final environmental impact statement (EIS) drew barbed comments from City Council members. "Part of what you're hearing is frustration," said City Council President Kathy

Lantry. "We passed a resolution but then the administration did whatever they thought was best. Don't tell me we have policy control when we don't."

Most of the debate July 6 centered on the City Council actual role in the Ayd Mill Road decision-making process, and what say council members have in the funding process. Maczko said there is no requirement in the Metropolitan Council funding process that calls for a City Council resolution of support. A request for Ayd Mill Road funding through TEA-21, which could be for up to \$5.5 million, would be made to the Transportation Advisory Board (TAB). The board makes recommendations to the Metropolitan Council, which allocates the federal dollars on a pass-through basis. The funds approved this summer would be for years 2009-2010, although the city could ask that the request be moved up to 2007-2008.

The TEA-21 or Transportation Equity Act dollars are allocated every two years.

On June 10 Kelly transmitted the adequacy determination of the road reconstruction study's final EIS to the Minnesota Environmental Quality Board and the Federal Highway Administration. The FHA has already signed the record of decision. These steps complete the years of environmental study of road reconstruction options and allow the city to seek project funding. The breakdown of funding sought would be about \$20 to \$25 million from the federal government, \$5 million from the state and \$9 to \$19 million through local sources including municipal-state aid grants and capital improvement budget (CIB) dollars. Total project cost is estimated at \$44 million.

But even if a monetary request does go to regional officials and is granted, the City Council still might be able to throw up a procedural roadblock to actual Ayd Mill Road reconstruction.

CONTINUED ON PAGE 7



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Will hotel give way to Super Store?

By JAN WILLMS

Is an expanded superstore worth the loss of a hotel along the University Avenue Corridor?

Depends on who you ask. Those involved with the potential sale of the Four Points Sheraton on Hamline Avenue at Interstate 94 to the Target Corporation have mixed opinions, as do observers and planners of the growth along University Avenue.

Following recent discussion about the possible sale, the St. Paul Port Authority Board agreed June 28 to sell the Midway hotel to the Target Corporation for a price of \$8.6 million.

Tom Collins, spokesman for Port Authority, said the board voted unanimously to approve the purchase agreement.

"Target now has 90 days to respond with what kind of store would be developed and take a look at the property," Collins said. "It's called due diligence."

He said that if all goes well, sale of the hotel would close by the end of October.

"I don't think anybody can say that people losing 108 jobs is a productive thing for the University Corridor," Collins said, referring to the hotel employees. "But we are under contractual obligation to the bondholders of the property to get the highest value."

The Port Authority financed the construction of the hotel by issuing non-government bonds. The hotel was sold through a contract for deed in 1988 but repossessed in early 2004 after the buyer could not make payments.

"We first tried to find hotel operators to sell to, but their offers were lower than Target's," Collins reported. "Target also had a non-contingent offer," he added.

Target spokesperson Paula Thornton-Greear had little to say about the sale of the Sheraton.

"While Target is interested in the site, nothing has been finalized," she said. "It is far too early in the process to say definitely

that this matter will come to fruition or speculate on any other data associated with it.

University UNITED Executive Director Brian McMahon is one who thinks a Super Target along the Midway is possible, but not at the price of a hotel.

"There must be some equivalent way to build a hotel somewhere else along the Midway," he noted. "The hotel is well used by the business community and residents."

"I think we can say with certainty that Target won't keep the business as a hotel, since employ-

ees have already been told they will be leaving," McMahon noted.

"University UNITED is very predisposed to work with Target and do a comprehensive plan," he said.

"We would certainly have some presumptions for a Super Target—have it be multi-story and mixed use. But we need some more public input and community-based planning."

McMahon has stated that University United has an open record on a need for more planning along the University Corridor, but he fears that no one is listening.

"We need a plan and some policies in place by the city that would prevent development that is not in accordance with pre-approved plans," he claimed. "We need some zoning with some teeth in it. University UNITED continues to fight for this, but we are getting tired of putting out fires instead of solving prob-

lems on a systemic level."

McMahon said that he believes the Sheraton is turning the corner and becoming profitable. "Why not give the hotel the opportunity to continue on that trail?" he asked.

As director of sales and marketing for the Sheraton, Kathy Seymour would like to see the hotel get that opportunity.

"We are absolutely doing a fabulous business at this time," she said.

"The saddest part is that these people really do their job. Guest services are focused on individuals, and the location is perfect for a hotel."

- Kathy Seymour, Four Points Sheraton

have a very nice market mix and draw from several segments of the population."

She said the employees are upset about the potential sale.

"The saddest part is that these people really do their job," she said. "Guest services are focused on individuals, and the location is perfect for a hotel. Also, the hotel is a huge tax-producing business."

She said she realizes that Target is expanding, but she is disappointed in the decision to sell.

"What do they want for this University Corridor?" she ques-

tioned. "Is another grocery store going to produce that long-term goal?"

Seymour, who has been in her position for just over a year, said she has never experienced greater professionalism than she has found working with the Sheraton.

"My first obligation is to my clients," she noted, "and it will be business as usual up to the day of closing."

Susan Kimberley, director of Planning and Economic Development for the City of St. Paul, has commented that a Target on University would bode well for a Target downtown. However, when asked, she declined to elaborate on what she meant.

"The city is in very serious discussion with Target, and we don't negotiate transactions in the paper," she said. She said that involved parties need to have the ability to have conversations without media coverage.

"In the Midway, it is a Port Authority transaction, and the deal is not concluded yet, either," she said. "As to the loss of a hotel, I am told that if indeed that proceeds, there is a gap where hotels are needed. Somewhere in the Midway someone will build a different hotel, so it's a win-win situation."

Kimberley added that the fact that Target is seriously interested in building a Super Store speaks well for University Avenue. "It shows that it is an attractive place," she noted.

That attraction was underscored by Ellen Watters, senior vice president of economic development for the Chamber of Commerce.

She said the potential sale shows the strength of the market.

"I think we're underserved in terms of retail, and there is a

lot of potential," she said. "Target has expansion plans across the country, and it is interested in urban markets."

She said she did not know if there is a direct connection between a Target on University and a Target in downtown St. Paul. In recent new articles, however, the possibility of a Super Target being built across from the Xcel Energy Center has been mentioned.

"It's hard to say about the need for a hotel," Watters continued. She said the Sheraton has struggled for so long. "I don't wonder if the market for a hotel isn't strong enough to support any hotel right now," Watters stated. "There are not a lot of hotels being discussed right now."

She said the city has a comprehensive plan, and zoning sets out parameters for development.

"There are plans that cover the University Corridor," she said, "and I think that has been sufficient. I see a lot of interest in the Corridor and issues like Light Rail Transit."

She said more people are interested in the big city, which brings more housing, more employment and more need for shops.

"Generally speaking, the current workers at the Sheraton will find employment in other areas," she said.

Regarding those potential laid-off employees, the Port Authority has offered assistance.

"We have developed severance packages, and we are proposing a job fair in the hotel industry," Collins said. "We've contacted the state dislocated worker program, and we are offering health coverage to employees who already have it, for an additional six months at 100 per cent coverage," he said. There will be a two-week minimum dash severance, with employees receiving one week for every year they have been employed.

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My idea of a vacation is to sight-see all day, take a nap, and go out at night. If I wanted to rest, I'd stay home and save the airfare.

I view my best years the same way. When you figure we're more than halfway through our lives, time is more important. That means, I have less time to get some things done before I kick off and become a bag of bones or a sack of ashes.

You can imagine my dismay when I read the June edition of AARP's Bulletin. A writer by the name of Virginia Ironside, a Londoner, wrote an article about doing nothing in retirement.

She expounded on resting, gardening and looking after a grandchild one day a week, and not volunteering, getting involved in politics, taking up new hobbies or a second job. Her whole thing was looking for that bliss that comes with inactivity. Isn't it like sitting around and waiting for the grim reaper?

This concept puzzled me. I did an unscientific survey amongst my friends and acquaintances and gathered some opinions. Most are completely retired, or semi retired. All are involved in new endeavors. One friend has started a window treatments business, another is working part time as a social worker, while another teaches piano to kids a couple of nights a week and golfs on the side. All talked of inactivity as though it was a disease. One elderly lady told me:

"We must remain useful so we don't become useless."

I'm not advocating working yourself to death in a new job. What fun would that be to return to a stressful job that was too much like what you retired from? If you are like me, with no pension, working part time, less than 40 hours a week can be perfect. I do admit, though, that we are a two



The Best Years

By SHERRI MOORE

To rest or not to rest: That is the question

income household; my husband still works full time. He's already informed me that he has no plans to retire and will work as long as he can. He loves his work, and the people he works with are his friends. That and money too—what more can you ask for?

I do know a couple of men who retired and spend their days not working on projects they started years ago. Both of them have aged badly. They're only in their mid-sixties, (the new mid forties) and they look like they're in their eighties (the new 100's?). Not only that, they're ideas are old and narrow too. One is a little bent over too! I keep telling my husband to stand tall, and not slouch. He tells me it's my fault, I'm too short to kiss without bending over.

It is my belief that if we have less purpose, we stop keeping up and age more. I don't know about you, but I will fight off aging as long as I can. We can forget about looking and feeling thirty again, but how about looking and feeling a good fifty?

What would you do all day, if you had nothing to do? I'd get up late, forget about working out, stay in my pajamas and drink tea in front of the morning news. Sometime after that, I'd get dressed, putter around the house, do a little light cleaning, then break for lunch. My exciting afternoon might be spent reading something pleasant on the front porch or working in the garden. I'd watch Oprah religiously, make a nice dinner, then turn in at 8:30 p.m. That

kind of a life would frazzle my nerves within two weeks. My stamina would melt away from lack of exercise, my mind would start slipping, and soon I'd be unable to lift my fat body out of bed in the morning.

As it is now, I always have more to do than time allows. That way, there's always a good reason to get up at the crack of

dawn and start going. Let's not forget meeting friends for lunch dinner, or a movie. We have so much fun catching up on our kids, work, and interests. My family keeps me busy too. I try to babysit my little nephews at least twice a month. My brother and sister-in-law are appreciative, but I really do it for my own well-being. There's nothing quite like having a lengthy discussion about bugs or trucks to keep you young. My oldest nephew, Jack, is learning about astrology and teaches me things I never heard of. My youngest nephew, Benjamin Moore (nicknamed paint boy), tells me stories and does a one-man comedy show. Their jokes and comments make me laugh for weeks. Can you imagine what I'd miss if I just hung around and rested?

If you're 50 now, you may have a good 30 or 40 years left. What do you want to do? Something as extravagant as climbing a mountain, or something as simple as finally putting all your pictures in photo albums? Do you want to keep working or retire early and do something that thrills you?

How do you feel about taking it easy....forever? Let me know, I'm dying to hear from you.

(Sherri Moore is a free lance writer, and an aging baby boomer. Sherri welcomes your comments and can be reached at sherri-moore93@msn.com.)

This is the 3rd in a series of articles related to pregnancy. In May I wrote about preparing your body for a healthy pregnancy. June's article focused on helping you choose a prenatal care provider. This article is about postpartum depression (PPD)—a very common, but not often talked about, illness.

Fortunately, the topic has been receiving more media coverage lately. This is in part because actress Brooke Shields has just released a book describing her experience with PPD. Although I have not seen her book, I've read several reviews of it which praise her for exposing the topic and for the courage in revealing her painful struggle. Anything that gets the word out about PPD, and that could motivate someone to get help, is a good thing.

Immediately following childbirth, women experience a significant hormonal shift. The first few days, or couple of weeks, can be an emotional roller-coaster of feeling ecstatic, exhausted, and sometimes sad. Women may feel really happy and then be crying in a matter of minutes. They might feel afraid, overwhelmed and worried about whether or not they can care for their baby. Usually after 10-14 days, the mood swings level out and the new mother's emotions are not a problem. These short term feelings of sadness (often called the "baby blues") affect approximately 70% of women. A key feature is that the feelings usually resolve within 1-2 weeks.

However, for some women, serious depression can descend anywhere from weeks to months after the baby's birth. Anyone can suffer from PPD, but a woman is at increased risk if:

- she has had PPD in the past
- she has had depression in the past
- she has a family history of either PPD or depression
- she has little support or help with the baby
- she has no one to talk to about her feelings
- she has had a complicated or stressful pregnancy

All new moms (and dads) are tired. The exhaustion of waking up every few hours for days on end really takes a toll on someone's coping abilities. In addition—as exciting—as it is to have a new baby in the family—it is also a huge adjustment. Routines are disrupted, priorities change, there is more work to do and less time to do it. If there are other children in the family, they often need more attention because they are con-

Cares and Cures

By JANE KILIAN, M.D.

Dealing with postpartum depression

fused or threatened by this new family member who seems to take so much time. Their behavior may regress to a younger age, therefore adding to the daily chores (diapers to change again!). So how does one determine if she has PPD, or if this is just normal life with a baby?

The symptoms of PPD are very similar to the symptoms of depression for anyone:

- difficulty falling asleep or staying asleep
- little appetite or overeating
- difficulty concentrating
- inability to care for self or baby
- inability to have fun or experience joy (activities that were fun aren't anymore)
- increased crying
- feeling worthless or hopeless
- having thoughts of hurting oneself or the baby

Unlike the baby blues, which usually begin shortly (days) after delivery and resolve quickly (10-14 days), PPD can start several months after delivery. And, unfortunately, PPD can last for months or longer. Some women have psychotic symptoms (hallucinations or hearing voices). PPD can cause women to have thoughts of harming themselves or their babies. Some women even commit suicide and/or harm or kill their infant.

While the darkness, pain, and isolation of PPD is overwhelming, there is help for women. As with any illness, prevention is easier than cure. To prevent PPD women can:

- talk to friends and family about their feelings
- establish a support network (consider joining ECFE, see the listing in the phone book)
- get rest when you can (My good friend Sara always tells new moms to eat when the baby eats and sleep when the baby sleeps.)
- relax standards and ask for help—you cannot do everything you used to do while you are caring for a newborn (there isn't enough time or energy)

not a sign of weakness. The most important thing is to recognize the symptoms and get help. Call your physician if you see yourself in the above description. If you notice symptoms in a friend, encourage her to get help. Together with their physician, a woman can decide on the best treatment: counseling, medication, or both. With help, the world can get lighter. Babies and life can be enjoyed—and that's as it should be.

Have fun. Stay happy and healthy.

(Dr. Kilian is a family practice physician who lives and works in the Midway Como community. She believes that good medicine means caring for people as well as curing diseases. We want to address your health concerns so please let us know what topics you would like to see in future columns. If you have suggestions or questions, write to the Monitor c/o 1885 University Avenue West, #110, St. Paul, MN 55104. Or e-mail denisw@aplacetoremember.com).

RESOURCES

National

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Who will acquire old Midway bus barn property for development?

By JANE MCCLURE

Who should develop the old Snelling bus garage property at Snelling and Concordia avenues? Best Buy, Home Depot and Lowe's are among the national retailers mentioned when site redevelopment is discussed.

"Almost every week, we hear from retailers interested in the site," said former City Council Member Paula Maccabee. She is a real estate consultant for RK Midway, the owners of Midway Center.

But the property south of Midway Center is likely to remain vacant unless there is an agreement on who should own and develop it, and where a replacement bus garage should go. Unless the former Snelling garage property can be combined with land RK Midway already owns, the entire 15-acre site could continue to sit empty. Acting as the Housing and Redevelopment Authority (HRA) Board June 8, the St. Paul City Council unanimously approved changes to its development agreement with RK Midway. The changes allow RK Midway to take the lead in negotiations for either a land swap or an outright purchase of the former bus barn property. The agreement will be in effect for the next eight months.

"We think this is a way to let the private sector resolve a problem the public sector is not able to resolve," said St. Paul Planning and Economic Development (PED) Director Susan Kimberly. The city has tried to acquire the property and redevelop it since 1998. But recent talks have failed.

Maccabee said it would be easy for RK Midway to do a smaller development on the five-acre site it owns at the northwest corner of Pascal and St. Anthony avenues. Instead the shopping center owners and city officials would rather see a larger regional redevelopment project, on the scale of Midway Center or nearby Midway Marketplace.

Redevelopment of the site is expected to bring more than 215,000 square feet of retail space, producing more than \$60 million in annual sales. New retail would bring about 325 new jobs and generate more than \$900,000 in annual property taxes, according to PED staff estimates.

But Metro Transit still owns about two-thirds of the property. City officials say the transit agency and Metropolitan Council won't sell or swap that land. "For some time we have worked toward moving Metro Transit to a new site," Kimberly said. But after nine months of trying to negotiate a land swap, the city has failed to find Metro Transit a new home.

One argument in the land debate is Metro Transit's long-term intent for the old Snelling garage property. City officials contend that when a new Metro Transit bus garage was built north of downtown St. Paul, it would replace the old Snelling garage. They said Metro Transit's need to

keep a facility in the Midway area didn't come up until after the new bus garage was built and opened. Various studies and reports are being cited by city staff in making that argument, including a 1998 Planning Commission study of redevelopment, recent University Avenue studies and meeting minutes. Council members were given a packet more than one inch thick outlining that history.

search for a new site in the late 1990s and the most recent efforts at a land swap illustrate that challenge. In the recent land swap effort, a list of 20 sites was winnowed to two, one behind KSTP headquarters on the Minneapolis-St. Paul border and one on Hampden Avenue behind the proposed Carleton Lofts development. Each of those sites has now been ruled out because of redevelopment pending nearby.

require a public sale of the land, to the highest bidder. "We can't simply sell the land to the city, even if we want to," Gibbons said.

Tony Schertler, a PED project manager for the Midway project, said Metro Transit could use the sale proceeds to provide transit improvements along the proposed Central Corridor light rail transit line or busway.

Gibbons admits that with tight state budgets, Metro Transit and Metropolitan Council may not be able to get state funding for a 100-bus garage for several years. But Metro Transit maintains its long-term goal of increasing transit ridership despite financial uncertainty, Gibbons said. "We need to position ourselves for a time when we are able to build again. That's why the Snelling site is important to us."

How to redevelop the bus barn property has been discussed for many years. It is part of one of the Midway area's "superblocks" between Lexington Parkway and Snelling Avenue, larger blocks that were platted and originally developed for warehouses or industry. In 1974, Dayton Hudson Corporation considered building Midway Target on the bus barn site. That store wound up on former Brown and Bigelow property at University and Hamline instead.

Redevelopment talks were

jump-started in the late 1990s when Metro Transit and the Metropolitan Council began discussing the need for a new facility to replace the Snelling garage.

Midway Chamber of Commerce and the St. Paul Planning Commission were extensively involved in redevelopment discussions, with the Planning Commission studying the site's economic and job creation potential.

Several development scenarios for the bus barn property and the vacant lot at St. Anthony and Pascal have been discussed over the past 20 years. Office and retail space, a parking ramp, restaurants, a hotel and movie theater complex have been suggested as part of an overall redevelopment including adjacent Midway Center and the vacant parcel of land at the northwest corner of Pascal and St. Anthony avenues.

In 2002 the bus barn property was eyed for two uses—a new National Guard armory or a new headquarters for the Metropolitan Council. That sparked protests from Midway Chamber, city officials and Frogtown residents who wanted the armory relocated in their community.

In 2004 the site was one of three considered by Allina for a new headquarters. That project wound up in Minneapolis, on the old Lake Street Sears site.

"We think this is a way to let the private sector resolve a problem the public sector is not able to resolve."

- Planning and Economic Development Director Susan Kimberly

The 1999 University Avenue Corridor study states that the bus barn is not the highest and best use for the Snelling-St. Anthony site. The study states that the "the bus garage is an incompatible use sitting on a valuable corner. The right development here could positively affect the commercial climate all along University Avenue."

But Metro Transit spokesperson Bob Gibbons said it has always been Metro Transit's intent to either develop a new bus facility on the Snelling property or find another bus barn location in the Midway. Metro Transit needs a Midway facility if the transit agency is to reach its goal of doubling transit ridership by 2020.

Gibbons said Metro Transit's intent has been discussed with city and Midway Chamber officials since 1998 and that the discussions are well-documented. Those discussions began with the idea of a bus garage developed as a transit center, with space for about 100 buses and some retail businesses, either on the Snelling site or on another part of the Midway Center property. Metro Transit hired a consultant in 2001 to work with the city and community on joint redevelopment ideas.

A new 185-bus garage opened in fall 2001 near I-35E and Phalen Boulevard. The Snelling garage was demolished in 2002. Environmental cleanup of the site has gone on since then. Parts of the old bus garage dated from 1907. It was originally built for the Twin City Street Railway Company. Streetcars were manufactured and repaired there.

Additions and renovations over the years enlarged the building. But in its final years federal Occupational Health and Safety Administration (OSHA) officials banned Metro Transit from using part of the building for safety reasons.

"It's very difficult to site a bus garage," Gibbons said. About 10 to 12 acres of property and good highway access are needed. The

Another potential stumbling block to an outright sale is that when Metro Transit was organized in the 1960s, the Snelling garage property was purchased with federal funds. The federal government sets several conditions on a land sale. If those conditions aren't met, Gibbons said Metro Transit would have to reimburse the federal government.

The federal regulations also

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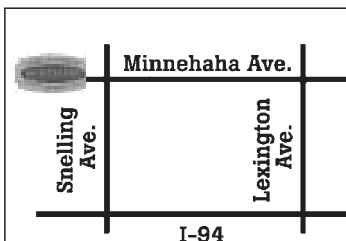
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Dickerman Park advocates come up short...

Few Midway Como projects make CIB cut

By JANE MCCLURE

St. Paul's list of proposed parks, streets, bridges, housing and commercial revitalization projects for 2006-2007 is on its way to Mayor Randy Kelly and the St. Paul City Council. But few Midway-Como area projects have made the cut, despite pleas from advocates for Dickerman Park and area bicycle route improvements. Months of review and debate wrapped up June 13, when the Long-Range Capital Improvement Budget (CIB) Committee approved its final recommendations. That vote followed a June 9 public hearing.

Kelly has the option of changing the CIB recommendations and holding another CIB public hearing, after his administration reviews the project list. But no hearing date has been announced. The capital budget will be adopted by the City Council at year's end, as part of the 2006 city budget.

There were 116 projects vying for dollars in the 2006-2007 cycle; fewer than half are recommended for funding. One challenge the CIB Committee faced is that very



Few Midway-Como area projects have made the CIB cut, despite pleas from advocates for Dickerman Park and area bicycle route improvements. Above, Kent Dickerman, great-grandson of Charles Edwin Dickerman, and his wife Ariel, were honored by Ward 4 City Councilmember Jay Benav for their contributions to the revitalization of Dickerman Park. That revitalization, however, may have hit a funding snag with the latest CIB decision.

large projects are in line for funding. Some of these projects are pre-committed, meaning the city has no choice but to do the work.

Big projects bumped out small projects in competition for capital bonding, the most flexible dollars in the CIB pot. A handful

of projects, including residential street paving (\$15.9 million), a new West District police station (\$4.5 million) and Jimmy Lee Recreation Center-Oxford Pool renovation and expansion (\$8.25 million), take the lion's share of those dollars.

The CIB Committee added just one project to the list June 13, Furness Parkway linear park in the city's northeast corner. But that meant trimming the Jimmy Lee Recreation Center/Oxford Pool renovation and expansion project, which was budgeted at \$8.250 million in 2006-2007. Jimmy Lee/Oxford was cut by \$685,000, which was awarded to Furness Parkway.

Furness Parkway is part of the city and regional bicycle and pedestrian trail system. Sixteen Furness neighbors attended the CIB Committee hearing to ask that the park project be funded. District 2 Community Council President Peter Rauch said the community was unhappy lower-ranked projects, including Jimmy Lee/Oxford, funded ahead of Furness. Furness was ranked 11th by the CIB Community Facilities Task Force; Jimmy Lee/Oxford ranked 17th but was moved up by the main committee because it was pre-committed by city staff. The city has been funding property acquisition and removal of houses on the Jimmy Lee/Oxford ground for the past 10 years. Kelly has made completion of the project a priority.

But Rauch said the Hillcrest area community has been advocating for the linear park for almost 20 years. "We have waited our turn and waited our turn."

While the Furness faithful got their project funded, other advocates didn't fare as well. Friends of the Parks and Trails and Midway Transportation Management Organization (TMO) asked that the revitalization of Dickerman Park be funded, at a cost of \$1.4 million. Friends Executive Director Peggy Lynch said the park, which is on the north side of University between Fairview and Aldine, could be a key part of the revitalization of University Avenue. Russ Stark of the Midway TMO agreed, say-

ing that the park project represents a real opportunity to improve University Avenue.

Hamline-Midway resident Benita Warns asked the committee to reconsider its decision not to fund bicycle route signs along Pierce Butler Route. Even though bicycle lanes were recently striped along the street, signs weren't put up to mark the street as a bike route. "Now it's not clear if it is a road shoulder or a bike lane," Warns said. She also pointed out that although Pierce Butler ranked higher than other projects that were ultimately awarded funding, it wasn't recommended for funding.

Pierce Butler and other area bicycle route improvements were also the focus for Bicycle Advisory Board representative Dennis Thompson noted that only two of six bicycle projects are recommended for funding. He said the city needs to do more to improve its bicycle and pedestrian infrastructure.

One area project that is recommended for funding is the completion of Como Park bicycle/pedestrian trail system reconstruction. The system requires a match of \$58,000 in city funds. Already in hand are \$700,000 from the federal TEA-21 program and \$375,000 from the Metropolitan Council.

Other CIB public hearing speakers, including North End and Frogtown supporters of the Great Northern Corridor and Maxson and Dale Street Shops business parks, came to thank the CIB Committee for recommending their projects' funding requests. Maxson's final light industrial buildings are under construction this summer. Work is underway to clean up the old Dale Street Shops site at Dale and Minnehaha. Monte Hilleman of the St. Paul Port Authority called the site "one of the toughest redevelopment sites in St. Paul" and thanked the CIB Committee for funding street improvements needed along Minnehaha Avenue.

Other area projects included in the CIB Committee recommendations are an off-road bicycle trail along Ayd Mill Road; Victoria Street improvements in Frogtown; Dale Street-I-94 Bridge replacement; traffic signal reconstruction at Interstate 94 and Snelling Avenue; a Sparc home improvement program for Hamline-Midway and North End-South Como homes; and a Greater Frogtown Community Development Corporation home improvement program.

Missing out on 2006-2007 funding are Hamline Park Playground building rehabilitation; Ashland Park improvements, an irrigation well for the Como Park Golf Course, Pierce Butler bicycle route signs, Dale Street business facade improvements in Frogtown, a Capp Road-Robbins Street bike trail connection and an off-street connection for the Lexington Parkway bicycle trail between Minnehaha and Jessamine. The largest area project also failed to make the cut. The proposed realignment and reconstruction of Pierce Butler Route would cost \$50 million.

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It's high noon on a hot summer day. The wind chimes hang silent in the sultry air. A house sparrow chirps monotonously from the shade. The only other sounds I hear are the hum of air conditioners and the occasional buzz of a passing fly. My eyes are starting to glaze over from the heat. Obviously I don't enjoy the hot weather, but the dragonflies are loving it.

I can't remember when I've seen so many dragonflies and damselflies on the wing around Como Park. The insect order of Odonata, in which damselflies and dragonflies are members, is one of my favorites. Their aerobatics are engaging to watch, they're voracious predators of mosquitoes and flies, and dragonflies can be as colorful as butterflies (of the Lepidoptera order).

Anyone who has seen a green darner dragonfly up close knows how beautiful a dragonfly can be. The male's body is jewel-like: green, blue, and violet with a black strip, and amber-washed wings. According to the natural history writer Sue Hubbell, the green darner dragonfly's Latin name, *Anax junius*, means "Lord of June." However, I think the members of the Odonata order rule Como Lake through all the summer months.

The larval stage of dragonflies and damselflies is spent underwater as creeping predatory nymphs, where they feed on mosquito larva and other small aquatic animals. After living in the lake from one month to a few years (depending on the species), they climb out of the water for one final molt and transform into the flying hunters we see swooping



Neighborhood Naturalist

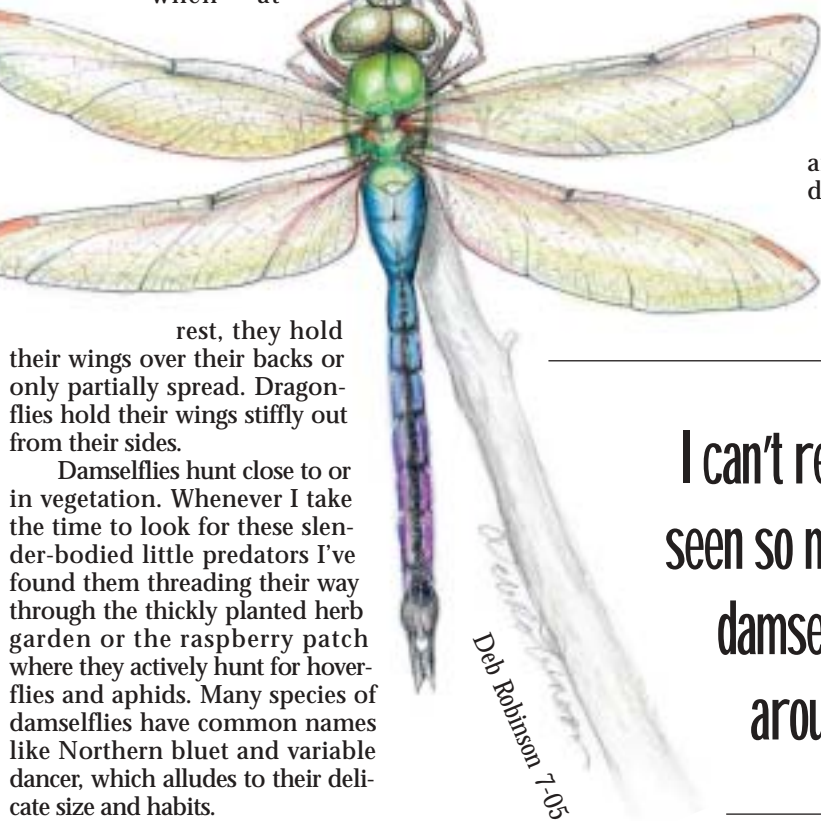
By DEB ROBINSON

The winged Lords and Ladies of summer

around the lake and in our yards.

Damselflies are often vibrantly colored too, but they are weak fliers when compared to their robust dragonfly cousins. Damselflies are generally smaller than dragonflies and, when at

rest, they hold their wings over their backs or only partially spread. Dragonflies hold their wings stiffly out from their sides.



rest, they hold their wings over their backs or only partially spread. Dragonflies hold their wings stiffly out from their sides.

Compared to damselflies, dragonflies tend to be bold and burly. Many species of dragonflies hunt while cruising on the wing where our chances of observing them closely are rare. However, there are many species that sit on prominent perches and wait for a meal to fly by. I make a point of putting out a few tall garden-stakes in the yard for the white-tails and skimmers to perch on and hunt from. With a pair of binoculars that can focus within six feet, I can watch the dragonflies as they eye passing insects and fly out to catch their prey with their barbed legs.

These sight hunters have two huge multi-faceted compound eyes. Their exceptional eyesight coupled with strength and agility in flight make them difficult to catch . . . unless the catcher is another dragonfly.

Although some species, like the dragonhunter (*Hagenius brevistylus*), regularly kills other dragonflies, most of

I can't remember when I've seen so many dragonflies and damselflies on the wing around Como Park.

the clashes I've seen between dragonflies are between males of the same species. The ardent males patrol Como Lake on sunny summer days engaging other male dragonflies in aerial battles over females and the best patches of shoreline for egg-laying.

On a recent morning walk around the lake I looked down to see a mortally wounded club-tail dragonfly (*Gomphus* sp) at my feet. I don't know if his injuries were from a territorial battle, a run-in with a hungry bird, or a collision with a passing bicyclist. I did know that he was a goner, but the wounded dragonfly hadn't given up yet.

He was boldly marked in his breeding colors of bright yellow and black. His golden wings fluttered determinedly in my hand, yet he could not rise into the air.

I brought the clubtail home and set him in the shade where his beautiful colors faded away with his life. However, there are others ready to take his place. On one of Como Lake's shoreline plants, a nymph is crawling out of the water to morph into a dragonfly and join the other winged Lords and Ladies of summer.

Endnotes: *Help create habitat for dragonflies by planting or maintaining native shoreline vegetation around Como Lake with EcoPartners - info at: 651-266-6458 *Many thanks to Como resident Marylyn Deneen, who is stepping down from the Capitol Region Watershed District Board of Managers—we appreciate her many years of service and commitment to local water quality and wetland restoration. *To contact this writer: dmrobinson@bitstream.net

Midway in a Minute

Continued from page 2

That's because as of now there aren't least four City Council votes for the four-lane roadway alternative favored by Kelly and studied in the final EIS.

"The fact is, the money would have to be accepted by this council before it can be spent," said Lantry. "Why seek a ton of money for a project that may or may not have council

support?"

Another potential stumbling block is the TEA-21 requirement that applicants provide a letter that that a 20 percent match of funds will be provided. That letter typically comes from a mayor or city administrator, and not in the form of a City Council resolution said Metropolitan Council spokesperson Bonnie Kollodge.

But City Council members note that because they approve the city's Long-Range Capital Improvement Budget (CIB) when the city budget is approved annually, the council could block the

match from occurring by removing it from the capital budget.

Parks and Rec center to have defibrillators

Having defibrillators in St. Paul recreation centers could save lives if someone has a heart attack. That's specially a concern at centers that offer senior citizen programs and activities. Over the next three years, St. Paul Parks and Recreation hopes to have the devices in all 41 of its recreation cen-

ters and other recreation service sites such as golf courses. The St. Paul City Council is supporting that goal by authorizing Parks and Recreation to seek donations to purchase the defibrillators. A resolution allowing centers to seek donations to purchase the devices was unanimously adopted by the council June 1.

The City Council routinely must grant approval for city staff to seek donations and city staff must follow an approved process to seek donations or property. Quarterly reports on donations are reported to the council and mayor.

Donations to purchase defibrillators will be sought from the business community, non-profit organizations and private citizens. Seeking outside donations means that money doesn't have to be diverted from recreation programming, and that the city may be able to put the defibrillators in place more quickly.

Recreation center staff members are required to be trained in first aid and CPR. Training will be provided for all staff to learn to use defibrillators.

CONTINUED ON PAGE 10

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In Our Community

Jehovah Lutheran holds free Carnival July 24

Both young and old will find chances to grow in the Christian faith this summer at Jehovah Lutheran Church, corner of Thomas and Snelling. The annual Vacation Bible School (VBS) will kick off with a rollicking carnival on the church parking lot (Thomas Avenue one block east of Snelling) on Sunday, July 24 from 6 to 8 p.m.

Thanks to generous donors there will be free food and games for everyone, and prizes. The regular VBS classes meet each successive evening, Monday July 25 to Thursday, July 28th. Each evening begins with dinner provided for all at 6 p.m. followed by the Safari-theme crafts, games, Bible stories and activities. Neighborhood children and adults of all ages are invited. Enter at the Thomas Street door.

Also, throughout the summer the Sunday Adult Bible class offers an armchair "pilgrimage" to the Holy land as we walk through the life of Jesus using the colorful made-for-TV documentary called YESHUA. Narrated by Dr. Oswald Hoffmann, former president of the United Bible Society and speaker for the Lutheran Hour, the emphasis is on the Jewish roots of Jesus and the historical and cultural settings of Jesus' time. Interviews with archaeologists and skillful photography accent the script written by John Meredyth Lucas, also a writer for *Star Wars*.

The class meets in the library/lounge (air conditioned) of Jehovah Lutheran Church. Please use the Thomas Street entrance. Class begins at 9:15 a.m. with coffee, and all are cordially invited.

Nutrition, weaning topic of La Leche August 9

Nutrition and Weaning is the topic of the next meeting of the Como-Midway La Leche League, to be held on Tuesday, August 9, at 7 p.m.

Mothers-to-be, mothers, babies and toddlers are invited to attend. La Leche League meetings provide breastfeeding information and support on an informal, mother-to-mother basis.

A lending library on a wide variety of related topics is also available. For meeting location or more information, call Heidi at 651-659-9527.

What's Buzzin' at the Merriam Park Library

Summer Reading Program is in full swing at Merriam Park Library! On Tuesday, July 19, see everyday items like cloth, wood, and stuffing come to life in a way that is nothing short of magical

when Steve Abrams, Philadelphia-based puppeteer, appears. Abrams is a world-renowned master puppeteer, and performs as part of Puppet Fest 2005, a national conference which is being held in Saint Paul.

Professor Bear (a.k.a. Ira Fiedelman) will embellish colorful stories with a dash of harmonica on July 26.

August events will include appearances by Airplane Annie and Magician Matt Dunn.

Programs are held at 10:30 a.m. and 2 p.m. in the basement auditorium of the library, 1831 Marshall Avenue. All afternoon performances will be interpreted using American Sign Language.

These events are part of the Saint Paul Public Library's Summer Reading Program, which encourages children and teens to continue to read during the months school is not in session. Reading records and other materials can be picked up at any Saint Paul Public Library location.

Local residents sing with award winning chorus

Lake Country Chorus of Sweet Adelines International will be performing at the Como Park Pavilion on Sunday evening, July 24 at 7 p.m. The performance is free. The chorus earned First Place Small Chorus, Third Place Overall and Most Improved at the recent Sweet Adelines regional competition in Rochester, MN. It was competing against 14 other choruses from Minnesota and parts of Iowa, South Dakota, North Dakota, Manitoba and Ontario.

The chorus is made up of members from throughout the north and east metro, including Midway and Como residents Helen Vulu and Karen Sachi.

Lake Country Chorus is a women's group dedicated to teaching, performing and perpetuating four-part barbershop harmony, an American art form. The group performs at parks, civic functions, nursing homes and churches throughout the year, as well as periodic shows or style

show luncheons.

Lake Country Chorus rehearses at Redeemer Lutheran Church, 3770 Bellaire Ave., White Bear Lake, on Tuesday evenings, and visitors are always welcome. For general information on the chorus, contact Carol Plank at pbbc52@centurytel.net. or Helen Vulu at 651-645-7222. For performance information, contact JoAnn Baldwin at 763-444-7128.

Fun Sibling Day at Como Park July 14

Hang out with other siblings at Como Park. Enjoy the zoo, conservatory, and have lunch by the lake. This is a day for siblings to just get together and have some fun! Parent volunteers welcome—car pool help needed. Older siblings as chaperones will be paid.

The event will be from 10 a.m.-1 p.m. To register contact Dawn at: 762-783-4958.

Arc Great Rivers is a United Way-affiliated agency that has been working since 1950 in Anoka, Dakota, Ramsey, Scott and Washington counties to assist all people with developmental disabilities to enjoy the communities in which they live, learn, work and play. For more information, contact us in any of our three offices in Blaine - 763-783-4958, St. Paul - 651-523-0876, or Burnsville - 952-890-3057 or visit www.arc-greatrivers.com

St. Mark's Parish children's play July 16

The children of St. Mark's present "Enchanted Sleeping Beauty," Friday, July 15 and Saturday July 16, 7 p.m. Doors open at 6:30 and refreshments are available. Adults \$5, students \$2 and kids kindergarten and under are free! Located in the Meyer gym, corners of Marshall Ave. and Prior Avenue.

New business introduces therapeutic integration

Starting this month, long-time St. Paul resident Emmy Vadnais will be bringing her experience in mind and body services to the heart of the Midway.

Vadnais graduated from the College of St. Catherine with a double major in Occupational Therapy and Psychology.

Having studied and taught complementary/alternative medicine for several years, Vadnais holds certifications in Massage Therapy, Reflexology, Qigong Energy work/meditation, Relaxation and Integrative imagery.

She recently worked with the Institute for Health and Healing at Abbott Northwestern Hospital and Sister Kenny Rehab Institute, Minneapolis, as an Integrative Medicine Practitioner.

Jugglers and Harry Potter at Hamline Midway

Popular children's entertainer Bill the Juggler will perform on Tuesday, July 26, at 7 p.m. at the Hamline Midway Branch of the St. Paul Public Library. The entertainment is part of the St. Paul Public Library's Summer Reading Program, an effort to encourage children and teens to continue reading during the summer. Magic and comedy as well as juggling with Eric The Juggling Magician (July 14), and eight-foot puppets by Diane Gasch (July 19) complete the summer performances for children and families at the library. Some other branches will have shows in August. Tuesday performances are at 7 p.m. and Thursday performances at 10:30 a.m., at the library, which is located at 1558 W. Minnehaha Avenue.

Summer Reading Program materials for children and teens, including lists for recording reading done, can be picked up at any St. Paul Public Library or the Bookmobile. Reading awards will include books. This year's theme for the teen program is "tune in at your library."

Also, on Saturday, July 16, every branch of the St. Paul Public Library will be having a drawing for one copy of the new Harry Potter book. That Saturday is the first day that the book, *Harry Potter and the Half-Blood Prince*, will be available. Drawing entrants must be less than nineteen years old and need not be present to win.

For more information, please contact the Hamline Midway Branch Library at 651-642-0293 or access the Library's website at www.sppl.org.

Midway seniors program acquires new name

The Board of Directors for The Hamline Midway Living at Home/Block Nurse Program voted in June to change the name of the organization to The Hamline Midway Elders Program. The goal will continue to be to provide volunteer and professional assistance to enable elders to remain in their own homes. Please contact the office at 651-209-6542 if you are a senior, have an elderly neighbor, or would like to learn more about volunteer opportunities.

On Monday, July 25 beginning at 6:30 p.m., Hamline Midway Elders Program will celebrate its fourth anniversary by hosting an Ice Cream Social on the west lawn of Hamline Methodist Church, corner of Asbury and Englewood. The event will honor seniors and the organization's volunteers. Anyone who would like to learn more about the organization is invited to attend.

Call 651-209-6542 for more information.

Lex-Ham Theater performs "Sylvia" in July

The Lex-Ham Community Theater will present the comedy "Sylvia" by A. R. Gurney through July 23 at the Wilder Child Development Center, 911 Lafond Avenue. "Sylvia" is the popular classic about a middle-aged couple, Greg and Kate, who bring in a stray dog, Sylvia, into their home. Sylvia's arrival starts a series of events that causes stress for Greg and Kate and forces them to resolve some simmering issues.

Ticket prices are \$15 or \$11 for children, students, or seniors aged 65 or older. Note that the play contains some language that may not be appropriate for young children.

The theater company has been producing quality award-winning theatrical experiences for and by the residents of the Lexington-Hamline and surrounding neighborhoods in St. Paul since 1996.

Check the theater's Web site: www.LexHamArts.org/theater or call 651-644-3366 for tickets or more information.



The Lex-Ham Community Theater will present the comedy "Sylvia" by A. R. Gurney through July 23 at the Wilder Child Development Center, 911 Lafond Avenue. Above, Joy Donaldson plays Sylvia, the dog, and Nigel Linden plays Greg.

Sholom may leave, Episcopal may expand...

Senior housing developments consider moving, expansion

By JANE MCCLURE

One area senior housing complex could expand while another would move, if two pending federal Housing and Urban Development (HUD) 202 Supportive Housing for the Elderly Housing grants area approved.

Episcopal Homes' would expand from its University and Fairview campus, building new senior apartments at Lexington Parkway and University Avenue. Sholom Community Alliance would move its east metro operations from Midway Parkway to the new Victoria Park housing development on West Seventh Street.

Episcopal Homes and Sholom Community Alliance will learn this fall if they will receive the grants. The grants are for construction of independent living units for seniors age 62 years and older. Rents must be at or below 50 percent of the area median income. However, a city staff report notes that a majority of senior citizens renting in HUD 202 developments have incomes that are at or below 30 percent of

the area median income.

As a condition of the HUD grant, rents in a building must remain affordable for 40 years. HUD is the federal government's housing agency, which focuses on creating home ownership opportunities and affordable housing options. HUD also enforces federal fair housing laws.

Acting as the Housing and Redevelopment Authority (HRA) Board May 25, the St. Paul City Council took separate actions to assist each project. The HRA approved a deferred loan of up to \$900,000 for Episcopal Homes. The loan, plus a \$5.312 million request for assistance from HUD, would cover the anticipated \$6.212 million in construction costs. If the HUD 202 funding is obtained, construction would start in June 2006 and be completed by March 2007.

The 50 units of housing would be built as part of Lexington Park, developer Wellington Management's retail-office-residential development at the southwest corner of Lexington and University. An old strip mall

and car wash were recently cleared from the site. Other parts of the six-acre development include an Aldi grocery store, a TCF Bank and a possible new headquarters for the Wilder Foundation.

Episcopal Homes has its main campus at Fairview and University. The campus includes Seabury, a 50-unit affordable rental building for senior citizens. There is a 10-year waiting list for Seabury units, an indication of the strong demand for this type of housing, according to Episcopal Homes Executive Director Marvin Plakut. Plakut recently presented the building plans to the Lexington Park Design Advisory Task Force, where the project got a favorable reception from area residents.

The new senior housing at Lexington Park would be on the southern portion of that site, on land formerly owned by Keys Well Drilling. The building would include one two-bedroom unit and 49 one-bedroom units.

For Sholom, the HRA approved a development agreement

setting terms and conditions under which the HRA will sell a 3.2 acre site at Victoria Park to Sholom. That in turn requires an amendment to the original development agreement for Victoria Park, which the HRA approved in December 2003.

Sholom is required to pay the HRA \$1.5 million for the property at the corner of West Seventh Street and Otto Avenue. Sholom would be required to start construction of at least one of its project phases by September 1, 2007 and complete all three phases by December 1, 2010.

The Sholom project calls for construction of a senior citizen housing campus over the next five years. The HUD 202 funds would help cover the costs of a 45-unit independent living facility. The campus would also include 60 units of assisted living and a 90-unit nursing home. This campus would replace Sholom Home East, which is on Midway Parkway. That nursing home, which was built in the 1950s, has lost residents to newer, assisted

living housing.

Selling the land to Sholom is necessary so that Sholom has site control when the \$2 million HUD 202 grant request is submitted, said Planning and Economic Development Project Manager Joan Trulsen. Last year Sholom's HUD 202 application for the project was rejected due to the lack of site control at Victoria Park.

The HRA didn't receive a breakdown of the Sholom costs for its campus. The total Victoria Park project, which will include 854 units of housing, has an overall cost of \$257 million.

The Sholom site is on land the city recently purchased from Koch/Flint Hills. The project isn't affected by a city legal dispute with ExxonMobil, which involves part of the Victoria Park site. ExxonMobil is challenging a city bid to condemn its property, contending the former fuel tank farm site isn't safe for residential redevelopment. The city disagrees and is making that argument to the Minnesota Court of Appeals.

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Equal Housing Opportunity

Hamline Midway Coalition supports market-rate apartments at Hamline Park Plaza

By JANE MCCLURE

When a proposal to develop market-rate apartments returns to the St. Paul Board of Zoning Appeals (BZA) July 18, it will have the full support of the Hamline Midway Coalition. That's a change for the Hamline Park Plaza Partnership, which had run into opposition from the district council's land use committee this spring.

The project at 1500 Thomas Av. would be built on a site that was once part of the Samaritan Hospital property. In recent years it has been occupied by a sculpture garden. Longtime area developers David and Terri Van Landschoot have wanted to redevelop the property for the past few years. In 2004 a plan to build senior citizen condominiums on the site won BZA and City Council approval, but was shelved due to lower than anticipated pre-sales.

The newest proposal calls for a four-story building, with one three-bedroom apartment, eight studio apartments, 37 two-bedroom apartments and one-bedroom apartments. The building would have a skyway connection to the existing Hamline Park Plaza office building's parking ramp. The ramp would have 75 spaces earmarked for apartment dwellers and their guests.

The site at 1500 Thomas Av. was considered by the BZA June 20. The board laid the issue over on a 4-2 vote to allow the Hamline Midway Coalition to weigh in. HMC voted June 21 to support all of the variances, reversing part of the recommendation of its land use committee. The committee supported four of five project variances, disagreeing with the need for a density variances.

The five variances are:

*A lot coverage variance of 35 percent is allowed and 45 percent is proposed, for a variance of 10 percent.

*A side yard setback of 24 feet is required and 18 feet is proposed for a variance of 6 feet.

*A front yard setback of 25 feet is required and 18 feet is proposed, for a variance of 7 feet.

*A rear setback of 25 feet is required and 0 feet is proposed, for a variance of 25 feet.

*The maximum density of the site is 38 units. Fifty are proposed, for a variance of 12 units.

BZA staff recommend approval of all five variances. The full district council agreed, saying that the variances are reasonable.

What was confusing for some BZA members is the role of the HMC Land Use Committee, which was recently set up to review and make recommendations on land use issues to the full district council. Hamline-Midway has been one of the few councils in St. Paul without a development or land use subcommittee. HMC Board President Patrick Sheehy said the committee is advisory to the district council and that it is the council, not the committee, that is making the recommendation to the BZA.

The clash over density dominated the June 20 BZA meeting, with HMC Land Use Committee members Benita Warns, Triesta Brown and Susan Pilon saying the project would be too large and too dense for the surrounding neighborhood. Warns said neighbors could live with the 38 units that would be allowed by the site's residential zoning classification, but not 50. "This building will tower over everything around it," she said.

Another objection the women raised is that the number of units rose from 44 to 50 over the past several weeks, and that the mix of units has just one three-bedroom unit. Warns said the neighborhood needs larger rental units for families, especially immigrant families.

Matt Mejia, a developer who is purchasing 578 Simpson, said that while he appreciates the Van Landschoots' outstanding record as developers, he is troubled by the number of variances and the impact more density could have on the house his company plans to rehabilitate and resell.

But Van Landschoot said that 44 units doesn't work financially. Adding units doesn't add bedrooms to the overall mix of apartments, as the overall mix of apartments has changed. He said there isn't a market in the neighborhood for the larger units. Smaller units are more affordable.

He pointed out that the project is designed in a way to preserve green space on the site. He disputed claims that the project will have a negative effect on the surrounding neighborhood. He went on to refute the density claims, saying the building would have 75 to 80 residents, not the 200 opponents claim.

BZA Member Vince Courtney asked Van Landschoot if he would market the units to students. "Absolutely not," Van Landschoot replied. He did meet with area college officials and Ward Four City Council Member Jay Benanav to discuss that possibility. College officials indicated they have no housing needs that would be met by a new off-campus building. Instead the developers' goal is to create an affordable market-rate

rental that works for the surrounding community.

Van Landschoot strongly took issue with land use committee comments that he hadn't been providing information, saying he has worked with the HMC staff for several weeks to provide information about the project and possible changes. He cited the many projects Justin Properties has developed in 32 years in St. Paul. "It pains me a great deal to hear it said that I didn't provide information," he said.

One issue BZA members discussed is the use of the property as

a sculpture garden. Last year there was neighborhood outcry over the loss of open space. But the sculpture garden was always owned by Justin Properties and was never given or sold to the city. That means it doesn't fall under city regulations meant to protect city-owned park land.

"We managed and maintained the park for ten years, out of our own pockets," Van Landschoot said. "It was a failure." The sculptures and park fixtures were repeatedly vandalized and the property was used for after-hours drinking parties.

Midway in a Minute

Continued from page 7

Anyone wanting to donate should contact Parks and Recreation at 651-266-6400 or their local recreation center.

Snelling Cafe wins BZA parking variance

A Snelling Avenue restaurant will be allowed to expand, now that it has won St. Paul Board of Zoning Appeals (BZA) approval of a needed parking variance. The BZA unanimously approved the variance for the Snelling Cafe, 638 S. Snelling Av. June 6. No one filed an appeal of the variance within a required 10-day appeal period, so it will stand.

The cafe is expanding into the former Root Cellar Records store. The expansion brings on a requirement of four additional off-street

parking spaces. Two are proposed in the lot just north of the restaurant, for a variance of two spaces.

Cafe owner Afeworki Tekle Bean opened the restaurant in 2003. He will rearrange the existing 24-space parking lot and add a bicycle rack to better utilize the space. However, two additional off-street parking spaces are still needed.

City staff recommended approval of the variances. The Hamline Midway Coalition took no position on the request.

One neighborhood resident expressed opposition to the variance in a letter to the district council and city officials, stating that vehicles are sometimes parked "every which way" in the lot, blocking the shared alley.

The building the cafe is in was built in 1949. It is one of four adjacent storefronts, that have housed a variety of businesses in recent years, including salons, an antiques shop, records store, gun shop and service businesses.

—Compiled by Jane McClure

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Hamline elects new members to Board of Trustees

The Hamline University Board of Trustees is pleased to announce the addition of two new trustees. Mary Brainerd and Rev. Dr. Bruce W. Robbins will begin four-year terms effective July 1, 2005. The board also re-elected five trustees to new four-year terms.

Mary Brainerd is president and chief executive officer for HealthPartners. She holds a master's degree in business administration from the University of St. Thomas and a bachelor's degree from the University of Minnesota.

Brainerd received the Medal of Distinction from the College of St. Catherine, was named one of the Most Influential Women in Business by The Business Journal in 1999 and 2002, and received the University of St. Thomas Award for Ethical Leadership in 2002. She was recognized as one of the top 25 women in healthcare by Modern Healthcare in April 2005 and most recently received the Jean Harris Award from the Women's Health Leadership Trust.

Brainerd is also one of the

founding CEOs of the Itasca Project and serves on the boards of Regions Hospital, Minnesota Council of Health Plans, Minnesota Life, Capital City Partnership, Guthrie Theater, Possis Medical, Alliance of Community Health Plans, Saint Paul Foundation, and Minnesota Business Partnership. She is a member of the Minnesota Women's Economic Roundtable and has served as a mentor in the Mentium Minnesota 100 mentoring program.

The Rev. Dr. Bruce W. Robbins is the senior pastor at Hennepin Avenue United Methodist Church. He holds a bachelor's degree from Oberlin College and a Masters of Divinity degree from Union Theological Seminary. He received his Ph.D. from Southern Methodist University.

Robbins has served in numerous ecumenical and interreligious relationships, especially in organization like the World Council of Churches (WCC), the National Council of Churches

and the World Methodist Council. He served on the international Methodist/Anglican dialogue and presently moderates the WCC's Pentecostal dialogue.

In addition, the following five trustees have been re-elected to four-year terms effective July 1, 2005: Connie Bakken, Citizens Independent Bank; Winston Folkers, Folkers Associates; Robb Prince, retired Jostens executive; Mary Schrock, Pacer Inc.; and Gary Stern, Federal Reserve Bank of Minneapolis.

Wyckoff

Continued from page 1

She worked with legal aid, but lived in poverty conditions while a part of the Volunteer Corps.

"One time Karen and her friends sent out invitations to politicians to come to dinner and see what it was like to live in such economic conditions," Sue said.

"A few of them did come, and they were served pumpkin curry."

Karen and her friends also dressed up in chili pepper costumes, went all over town, and wrote down the comments they elicited from people.

In 1999, as Karen was preparing to go to the University of Minnesota to obtain a master's in public health, her cancer returned. But even as she fought back the disease, she continued providing service to others.

She was a "chemo angel" for a six-year-old boy, writing him letters as he was going through his chemo treatments. "She never told him she had cancer herself," Sue said. She also raised money through hunger strikes. "She continued to live a life of charity for others," recalled her physician, Dr. Randy Hurley, an oncologist at Regions Hospital. "When she was undergoing chemo and was nauseated and couldn't eat, she would call it a hunger strike and raise money for hunger relief."

"She was involved in so much, continuing to coach soccer while getting therapy," he said. "I released her from the hospital to go home and work on her fundraiser, and she died a month later. She affected me in some ways in my own personal life."

Karen's cheerfulness in the face of her illness was exceptional, according to her family.

"One of the doctors had written in his report that everyone in her hospital room was laughing and joking so much, he was not sure if they were aware of the seriousness of the situation," Sue said.

They were all well aware of the seriousness of Karen's condition, but still were able to laugh and enjoy life to its fullest. Karen was very much a part of her treatment process, which Dr. Hurley encouraged. But she kept a light touch on everything.

She made a "Pit Family Tree" when the cancer was discovered in her armpit, drawing a family tree of all the doctors she worked with, describing each of them with a cryptic phrase. "You could tell which ones she liked, and which ones she didn't care for as much," her mom said.

As the cancer spread to her

lungs, she made another family tree describing the pulmonary doctors she worked with. She also composed a poem, "The Night Before Chemo," which is printed on her website www.reininsarcoma.org

"Karen wanted to come home to die," Sue said, "and her friends wanted to put on a big party at the hospital before she left. They had paper chains with good things written about Karen, and there was a cello and a guitar there." She said she was concerned the hospital staff might be concerned about the commotion, and she went down to the nurses' station to explain what was going on. She found that the nurses were furnishing refreshments.

As ill as Karen was, when she returned home she still managed the strength to dress up and go out and eat with a friend.

"She had medical equipment connected to her, and she really couldn't eat much, but they dressed up in hats and went out for dinner," Sue recalled.

Karen had been expressing her concern about the need to educate people about sarcoma and raise money for research. "She would see babies with sarcoma, and she said something had to be done," Sue said.

Based on her desire to raise funds to fight sarcoma, Karen's physician released her from the hospital. It would turn out to be her last trip home.

After Karen's death, the campaign to raise funds for research continues. Sue said some of the money that has been raised has gone to fund a class for sarcoma patients who have been misdiagnosed to meet with doctors. "Some of the education for the disease has to be for the professionals, as well as the public," Peter said.

Other funds raised go for research, and the July event is also about patient support. Last year Rein In Sarcoma was incorporated, and Peter has gotten some help with the website this year.

"We expect 700-900 people

this year, and we hope to raise \$25,000 to \$35,000 from the event," Peter claimed. He said all the work being done for the event is through volunteers, and each year it has expanded and grown. American Family Insurance is underwriting the picnic, and has sent eight volunteers to help. Some anonymous donors have also helped with expenses. Karen saw the fruition of her first Rein In Sarcoma event. Her family and friends have kept it growing, and her efforts in bringing people together and serving others are still being felt.

About a year after her death, her loved ones gathered on the Oregon coast and spread her ashes and celebrated her life. Three of her professors from Willamette participated in her service, and an award from the college was named for her.

"They said they named the award for her because she was a person who best typifies what it is to be a political science major," her Dad remembered. "They said

they had never found a student who personified the intellectual capacity and put it in controlled service the way she did."

That strength remained with her. One time her parents went to see another medical facility to get a second opinion. Karen was concerned that they would get too much hope from this. She was always realistic about the outcome of her illness, but she also held onto hope.

"After she died, I found a list of instructions of what she wanted us to do after her death in one pocket," Sue related, "and in the other pocket was a list of new treatments she wanted to try."


As the annual fund-raising event draws near, memories of Karen are strong. "People tell you that the death of a loved one will pass," her mother reflects, "and as time goes on, it may get a little easier. But you never forget, you never forget."

(For more information on Rein In Sarcoma, go to www.reininsarcoma.org)


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