

From: Jack Byers <JackB@paynephalen.org>

Sent: Tuesday, December 20, 2022 4:13 PM

To: Fischbach, Jeffrey (CI-StPaul) <jeffrey.fischbach@ci.stpaul.mn.us>; Haddow, Ross (CI-StPaul) <ross.haddow@ci.stpaul.mn.us>; *CI-StPaul_LH-Licensing <LH-Licensing@ci.stpaul.mn.us>

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Subject: RE: Class N Notification: Arcade Auto Body LLC, 1346 Arcade Street - PPCC concerns

Hi Jeff and Ross,

District 5 has concerns about this application. Based on the materials included in your notice, it appears that this is an application for *an expansion of a non-conforming use* to build an auto repair facility and sales office.

Based on a preliminary review, our office is very concerned about this application for at least the following eight reasons:

1. The proposed project *is in conflict with* the community vision of Arcade Street shaping up as PPCC and our partners work on the update to our District Plan – a project which is currently in-progress.
2. The proposed use is *not aligned* with the intentions and adopted policies for this location as detailed in the City of St. Paul 2040 Comprehensive Plan: https://www.stpaul.gov/sites/default/files/2021-05/LU_Chapter_FinalAdopted_110920.pdf
3. The proposed use is *not aligned* with the intentions and adopted policies for this location as detailed in the Arcade Street Small Area Plan: <https://paynephalen.org/wp-content/uploads/2016/02/Arcade-Street-Small-Area-Plan.pdf>
4. The proposed project is *in conflict with* Safe Routes to School Funding that the City and MnDOT received (with strong support from PPCC's Board) to help design for greater pedestrian improvements on Arcade Street at and nearby Johnson High and Farnsworth Middle School.
5. The proposed project *is in conflict with* the intentions of Arcade Street being reshaped as a more pedestrian-oriented corridor through the redesign project now underway by our colleagues at MnDOT: <https://talk.dot.state.mn.us/e7tharcade>
6. The proposed project *is not aligned* with what we understand to be the intentions of the Maryland/Arcade Feasibility Study prepared by our partners at the East Side Neighborhood Development Corporation: <https://esndc.org/https-esndc-org-feasibility-study-maryland-ave-and-arcade-st-2/>
7. We have not been contacted by the Applicant and we are not aware of any work undertaken so far to seek input from neighbors and the larger community – including (but not limited to) the students, faculty, and staff at Johnson High and Farnsworth Middle School.
8. The expansion of auto-related facilities in this neighborhood would likely *increase the burden of pollution* and environmental related illnesses and health issues already experiences in our neighborhoods – an injustice that falls disproportionately on the people of District 5. We understand that these uses were at some time deemed “non-conforming” for a reason. As proposed, we believe the expansion of this non-conforming use(s) would put the City further away from its goals of climate resilience and environmental justice.

For these reasons, we are not in support of an as-of-right approval for this license application.

At the very least, we believe that his application should be heard at a community meeting where it can be presented and discussed in community and with our Board of Directors. Our next availability is for the February community meeting to be held on February 28th at Arlington Hills Recreation Center at 6:30 pm.

Thank you for taking these items into consideration and please feel free to call or contact me if you seek further clarification.

Jack Byers

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