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July 7, 2011

St. Paul Planning Commission
St. Paul City Planning and Zoning
25 West Fourth Street, Suite 1400
Saint Paul, MN 55102

Dear Planning Commission Members:

Sholom Community Alliance has invested over \$50,000,000 into the Victoria Park, West Seventh neighborhood. For 3 1/2 years our completed campus has housed nearly 200 residents, served by over 200 staff members. Many community members utilize our short-term rehabilitation services, adult day program, fitness center - and we open our assembly spaces to many community groups for activities and services. The Shaller Campus was designed utilizing the existing Victoria Park Master Plan as adopted by the City, including expectations for neighboring uses, site circulation and views to the river. We submitted our designs to many members of the neighborhood and City design reviews to assure not only compliance with requirements, but sensitivity to the spirit of the neighborhood's desires.

We now find ourselves faced with changes to our neighborhood which will have significant impacts on the investments we have made. These changes run counter to the Master Plan within which we invested. To date we do not feel we have had the opportunity to participate in discussions regarding these changes. The only notification we received from the City of Saint Paul regarding these changes was a single postcard sent to our corporate office in St. Louis Park two days prior to the planning public hearing held June 30th at 3:30 pm. The postcard communication provided little information as to the proposed changes. In an effort to understand the proposed changes, we attended the Zoning Committee meeting; however given the limited prior understanding of the proposed changes we did not come prepared to represent a position or response.

Given the significant contributions we have made to the neighborhood, we are disappointed that we were not consulted or asked to participate in the process that leads to such significant changes to the Victoria Park Master Plan. We would ask that prior making any final decision regarding the Master Plan changes we be given opportunity to acquire a better understanding of the changes as well as consideration of concerns.

Thank you in advance to your consideration of our request.

Please feel free to contact me at 952-939-1600 or at mhanson@sholom.com

Sincerely,


Michael Hanson
CFO/Interim CEO

cc: Deb Rose

**Norman and Lisette Ackerberg
Community Campus, St. Louis Park**

Roitenberg Family Assisted Living Residence
Knollwood Place Apartments
Sholom Home West
Menorah West
Menorah Plaza

Sholom Home Care & Hospice

**Rossy and Richard Shaller Family
Sholom East Campus, St. Paul**

Bentson Family Assisted Living Residence
Shirley Chapman Sholom Home East
Harry & Jeanette Weinberg Apartments
David Feinberg Vitality & Aquatics Center
Roitenberg Family Adult Day Center