

Dear Councilmembers,

I support the City staff and the Planning Commission's August 10, 2018 new rezoning recommendations, as amended by the Union Park District Council's one final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance.

Well-maintained historic areas attract people in cities across the United States and Europe. Buildings are remodeled on the inside while keeping their charm on the outside. Higher-density buildings are placed at traffic-controlled intersections as long as they blend into the historic fabric. This approach can be the hallmark of St. Paul.

The City's new zoning recommendations follow the City's Comprehensive Plan and Union Park Community Plan enacted in 2016. They save and adapt Marshall's important historic homes, which are some of St. Paul's most important assets.

Thank you for your service.

Margaret Malde-Arnosti
Landscape Architect
1722 Princeton Avenue
St. Paul, MN 55105

Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance.

Please work to strike the right density balance to make Marshall sustainable and welcoming for all (a range of affordability with rented and owned housing options for all stages of life), without implementing broad swath zoning over several blocks. Please adopt zoning recommendations that follow the City's Comprehensive Plan and Union Park Community Plan (enacted in 2016). Let's have smart growth development where higher-density buildings with businesses and multi-family housing are located at traffic-controlled intersections and nodes with more transit opportunities. Marshall Avenue is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor like Snelling Avenue so we need to preserve our historic structures and adapt them thoughtfully in order to keep this part of St. Paul livable, appealing, safe for pedestrians, and attractive to small, local businesses.

Susan A. Nagel
resident and business owner

Dear Council President Brendmoen, City Councilmembers, and Ms. Dadlez,
Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision.

Please vote in favor of the west Marshall Avenue rezoning ordinance.

Appropriate balances must be achieved to avoid a tipping point to cause owner disinvestment. I believe it's important to keep Marshall Avenue as a great place to raise families. Homeowners are not anti-renter nor anti-student-renter, and I hope the City Council will not pit them against each other.

Sincerely yours,
Catherine Spaeth
1879 Carroll Avenue

Dear Council President Brendmoen, City Councilmembers, and Ms. Dadlez,
Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision.

Please vote in favor of the west Marshall Avenue

I believe that St. Paul needs smart growth, not mindless growth: we need to increase density in appropriate locations AND preserve irreplaceable, historic homes that give St. Paul it's unique character.

Sincerely yours,
Shaun McElhatton
1879 Carroll Avenue

Dear Council President Brendmoen, City Councilmembers, and Ms. Dadlez,

We write to thank the city staff and Planning Commission for carefully reviewing the needs of our neighborhood and the city in considering land use and zoning changes for West Marshall Avenue. The 8/10/18 rezoning recommendations, with the final suggested amendment by the UPDC, will help preserve this area of St. Paul as a wonderful place to live for students, renters, and homeowners like ourselves.

Living 30 years on Iglehart we have come to cherish Merriam Park. The cycle of older generations moving on and young families moving in provides a stability that makes this neighborhood a great place to live. But this stability will disappear if unwise increases in density drive out homeowners. Preserving lovely and historic homes is vital to maintain the character of our neighborhood.

Please vote in favor of the West Marshall Avenue rezoning ordinance.

Sincerely,

Bruce and Jean Bakke

2012 Iglehart Ave.

Dear Council President Brendmoen, City Council Members, and Ms. Dadlez;

First, I would like to thank City staff and the Planning Commission for their work on the West Marshall Avenue zoning. I support the Commission's new zoning recommendations as amended by the Union Park District Council's final requested revision.

I'm writing to ask you to vote in favor of this plan.

My reasons are several-fold. More than anything else, the recommendations support smart growth while maintaining the neighborhood's residential character and preserving important but endangered historic assets. In addition, it respects and is consistent with Union Park's 2016 neighborhood comprehensive plan, and also acknowledges that Marshall Avenue is a 2-lane street that is already being pushed past its maximum capacity with the new soccer stadium and high-density developments along south Snelling.

Thank you for your consideration.

Lori Brostrom
710 Summit Ave. Apt. 1
St. Paul, MN 55105

Dear City Council Member:

“Thank you to City staff and the Planning Commission for your thoughtful review of west Marshall Avenue’s land uses and zoning. I support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council’s one final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance.”

Sincerely,

**John & Michele Brennan
328 N Howell St
St. Paul, MN**

Members of the Saint Paul City Council,

I am writing at this time to express some concerns pertaining to the Marshall Avenue Zoning Study.

1. I am in favor of the amendment made by the Union Park District Council to change the RM1 to RT1 for the northwest and southeast corners of the Marshall and Moore intersection.
2. I am in favor of the amendment made by the Union Park District Council to change the RM2 on the northeast corner to RM1 to be more consistent with adjacent zoning districts.

3. I am NOT in favor of the T2 zoning that is proposed from Wilder toward the River. This is a river bluff and a gateway to our city. T2 is NOT appropriate for this area. RT1 or RM1 would be more appropriate for this area of the city.

4. I am NOT in favor of T3 zoning anywhere on Marshall Avenue. Eliminate T3 entirely for Marshall Avenue. T3 structures are too large for residential areas. They are more appropriate for the downtown areas.

As a lifelong resident of Saint Paul, I am thoroughly dissatisfied with this singular approach to development of our city. There is no discussion or effort toward economic development or for the development of other types of housing which are also in demand. For these reasons, this approach lacks balance, benefits only a few, and fails to meet the needs of ALL residents of our city.

This rezoning in other areas is resulting in the destruction of buildings that are thoroughly habitable and usable. Even buildings with historic significance are being torn down and put in landfills which is an unsound practice from an environmental perspective.

The rezoning appears to be very lucrative for landowners, whose greed outweighs any sense of decency, community, or good will toward their neighbors. They are only too happy to request up-zoning to maximize their profits and those of prospective developers.

This rezoning and development approach has not worked well in other cities in the nation. Please take a careful look at the results of this type of development and rezoning before you contribute to the ruin of Saint Paul.

Kathryn McGuire
2203 Fairmount Avenue

Dear Ms. Dadlez:

My wife and I and six of our eight children live at 1904 Marshall Avenue. We support the zoning change from RM2 to RT1, two-family residential district.

Since we moved to St. Paul several years ago, we have contributed to making Merriam Park a family neighborhood. Particularly, we have worked through our parish to sponsor community events that benefit the neighborhood (festival, community play, etc.). We also participate in Merriam Park activities and Midway baseball.

The change in zoning will solidify Merriam Park as a family neighborhood. We want families to live in and participate in the Merriam Park neighborhood.

The zoning change would be a commitment by the city to stay the course on Merriam Park being a family neighborhood.

Thanks!!!
Erick Kaardal
1904 Marshall Avenue
St. Paul MN 55104

From: Winston Kaehler [<mailto:winkaehler@gmail.com>]
Sent: Thursday, September 13, 2018 3:41 PM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Subject: West Marshall Avenue rezoning recommendations

This is written to support City staff recommendations for rezoning along West Marshall Avenue. In recent years the revitalization, or renaissance of sorts, in that part of St. Paul has been for the most part internally generated, by the hard work of area residents and business owners. There is now strong pressure to capitalize on their success by others motivated by short-term profits or political ambitions. Often these motives are cloaked in the cliches of affordable housing and increased density. The City should help to encourage smart growth and investment that will genuinely enhance the amenities of neighborhoods and their residents, especially those that will result in longtime benefits for citizens and the City as a whole rather quick short-term profits for a few developers. Zoning decisions should be based on the realistic longterm effects on quality of life in a neighborhood rather than led by the siren songs of immediate tax revenue and private profits. The needs for continuity and change can be balanced if the City acts wisely in its zoning policies. The proposed West Marshall Avenue rezoning recommendations are that kind of wise zoning policy.

To whom it may concern,

I am writing to express my opposition of the Planning Commission's rezoning recommendations regarding the West Marshall Ave Zoning Study. My wife and I own **1954 Iglehart, Saint Paul, MN 55104** and live there with our family in one of the units. My 4 young children (7, 5, 5, 1.5yrs) attend the neighborhood schools and we are active members in the neighborhood and attend a church across the street from us. We are heavily invested in the area. We love our home and neighborhood and hope to one day pass it on to our children. I oppose the the rezoning study in general and specifically the rezoning of our home. The rezoning would significantly impact the value of the home we pour energy, money, hrs, and work into every day and decrease the value we hope to pass on to our children. The reality is most of the neighbors don't understand the impact the rezoning would have on their homes and the movement is lead by a select few who constantly send e-mails striking a sense of panic and urgency into the neighborhood (see forwarded email). I have voiced my opposition to my neighborhood, but I still have to live here. My children play with neighborhood kids and run around the park all day. If I want this to continue I can't organize an opposition group or we'd be ostracized in the neighborhood.

--

Dan Kolar

Dear Council President Brendmoen, Mitra Nelson, City Councilmembers, and Ms. Dadlez,

Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I support their August 10, 2018 new rezoning recommendations, as amended by the Union Park District Council's one final requested revision.

I'm writing to encourage that care and thoughtfulness be applied when considering more density in St. Paul. Growth doesn't have to come at the expense of what makes our neighborhoods livable or desirable. Unfortunately, there has been an all-out pursuit of density across the city lately, not just in Union Park, often without understanding the broad context of the neighborhood or reflection upon the affects of adding density. Pursuit of appropriate density is important, but like many St.Paulites, I don't think spiking density along Marshall Avenue is wise without doing some basic, fundamental research about the affect on the neighborhood as a whole.

Marshall Ave area residents I've spoken with believe that the City's new zoning plan provides balanced, reasonable density where it makes the most sense, at Marshall intersections with better transit availability, while preserving strong neighborhoods with ample housing for all Marshall Avenue residents. I support those residents and trust that their eyes-on perspective is true. Balance is important. If over-development creates imbalance, it could suffocate what makes St. Paul such a special place to live.

Please vote in favor of the west Marshall Avenue rezoning ordinance.

Cheers,

Roy

Roy & Anne Neal
1231 Minnehaha Ave W

Dear Council President Brendmoen, City Councilmembers, and Ms. Dadlez,

Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance.

Sincerely,
Jim Wilgenbusch

Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. **I support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance.**

As a resident and property owner at 1926 Marshall Avenue, I strongly support having my property rezoned. I am in favor of :

1) saving and adapting Marshall's important historic homes that beautify the street and attract new residents to the area, some of St. Paul's most important assets; 2) keeping Marshall Avenue as a great place to raise families; 3) "Marshall Avenue is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor like Snelling Avenue; 3) homeowners are not anti-renter or anti-student-renter; however, appropriate balances must be achieved to avoid a tipping point to cause owner disinvestment; and 4) the City's proposed zoning significantly increases density above current land uses to add the potential for more new housing opportunities for all along the avenue.

I would appreciate your support.

Meline Juarez

1926 Marshall Ave.

Saint Paul, MN

Dear Council Chair Brendmoen and City Council Members,

Please vote in favor of the Planning Commissions recommendations for the new Rezoning ordinance on West Marshall Avenue. These Ordinance will keep this neighborhood strong for the foreseeable future with a thoughtful balance of housing options.

I thank you in advance.

Sincerely,
Rachel M. Westermeyer
1935 Summit Avenue
St. Paul, MN 55105

Dear Council President Brendmoen, City Councilmembers, and others

I APPROVE the West Marshall Avenue Rezoning Plan that will be presented to the City Council for approval next week by the Planning Commission.

I approve this for many reasons:

- it is the result of a very participatory process. The result is not something that everyone likes, but that's often the result of a good participatory process.
- any last minute changes are being done outside of the process and contrary to it. Last minute changes that favor certain individuals or companies over those that participated in the process or are contrary to the outcome of the process should be rejected. Individuals and companies should learn that pressure outside of the participatory process will not automatically be granted.
- I urge you to recognize the difference between high density housing and low income housing. These are not the same, and one will not ensure the other.
- I believe the plan reasonably reflects areas of appropriate growth for the neighborhood.

I urge you to remember that the Marshall Ave., corridor is zoned as a residential corridor. This should be reflected by the plan. I believe there is much pressure on Marshall Avenue in St. Paul to become like Lake Street in Minneapolis. The history of Marshall Avenue does not indicate such. Remember Marshall is a 2 lane Ave. for the majority of its length and largely residential.

Thank you for your time and consideration.

Elizabeth Henderson
2005 Carroll Avenue
St. Paul

> Subject: In favor of West Marshall Avenue Rezoning Recommendations.

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> We are John and Ellen Anderson Manz, of 1980 Marshall Avenue, Saint Paul, Minnesota 55104

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> Date: 14 September 2018

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> Dear Council President Brandmoen, City Councilmembers, and Ms. Dadlez,

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> Recently, and this is not unusual, we received a letter from a gentleman from Forest Lake. He said his wife was "in love with" our home and "could he please buy it for her," as "that would make her very happy."

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> Upon researching the name and address, we found that the writer owned numerous rental properties around the cities, all of which were in varying states of disrepair.

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> We don't mind comic relief. It is actually funny. But we do resent our home being viewed by others as their scheme to make a bundle via selling our property to the highest bidding developer.

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> 1980 Marshall is not someone's lottery ticket to get rich. It is our home, the place we raised our daughters. It is where we live by choice and decision, with responsibility and in joy. Our home is a lovely turn of the century example of a now dwindling, glorious community of hand crafted homes which still lend incredible elegance and charm to Marshall Avenue. Their desirability is why people choose to live in our corridor. It is not because of apartments. If the unique beauty of these old homes is not important, then we have been sadly mistaken about the real values of the City of Saint Paul.

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> Please understand us. Our dissatisfaction is not that we spend tens of thousands of dollars to maintain and upkeep and improve our property. We are so happy to add to and enhance the reason people actually want to live in our particular neighborhood.

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> Our discomfort is about preserving all of our resources. And for us, on our particular intersection of Marshall and Moore, this includes the safety of hundreds of young children and students who because of Saint Mark School daily walk the sidewalks we shovel and clean. The traffic brought about by "more apartments" simply is detrimental to their well being. If you doubt, please be our guest and spend an afternoon on our front porch. Watch how congested and inattentive the traffic is on these streets when they attempt to cross. We've witnessed traumatic car accidents pushing cars onto the lawns. We've

picked up the pieces of seriously damaging bicycle accidents in which kids have been rushed for medical care. We are subjected to the drunken blunders of college students with cars. And then there are the people who think they have the right to block our driveway with their parked car.

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> With all this as prologue, we both applaud the City staff and their Planning Commission for their thoughtful review of West Marshall Avenue's land uses and zoning.

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> We support their 10August 2018, new zoning recommendations as amended by the Union Park District Council's one final request revision. And we plead with you to please vote in favor of the West Marshall Avenue rezoning ordinance. As tax paying residents of 1980 Marshall Avenue we most strongly support having our property rezoned tp RT1.

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> Thank you for your time, forethought and energy.

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> Most sincerely,

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> John and Ellen Anderson Manz

Dear Council President Brendmoen, City Councilmembers, and Ms. Dadlez:

My address is 1870 Roblyn Ave. I am writing to urge you to vote in favor of the West Marshall rezoning ordinance. This ordinance strikes a balance between creating higher density nodes where they make the most sense and preserving our historic neighborhood homes. Please do not implement broad swath zoning over several blocks. Marshall Ave is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor like Snelling Ave.

Respectfully,
Danita Schmidt

Dear Council President Brendmoen, City Councilmembers, and Ms. Dadlez,

I am thankful to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision.

I am asking that you **please vote in favor** of the west Marshall Avenue rezoning ordinance.

I believe that this ordinance will strike the right density balance to make Marshall sustainable and welcoming for all, with a range of affordable options for housing, without implementing broad swath zoning over several blocks. I support smart growth development where higher-density buildings make the most sense for businesses and multi-family housing at traffic-controlled intersections and nodes with more transit opportunities.

I would like to point out that Marshall Avenue is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor, like Snelling Avenue. It is important to recognize and remember that west Marshall Avenue is 81% residential (56% single-family, 12% duplex and triplex, and 13% multi-family apartments). The new rezoning recommendations and requested revisions would help to

save and adapt Marshall's important historic homes that beautify the street and attract new residents to the area, some of St. Paul's most important assets.

As a property owner living close to Marshall Avenue I can say that I am not anti-renter or anti-student-renter. In fact, there are many rental properties on my street. However, I believe appropriate balances must be achieved to avoid a tipping point toward owner disinvestment along this important corridor.

Thank you for taking the time to read this.

Sincerely,

John Shrake

Dear Council President Brendmoen, City Councilmembers, and Ms. Dadlez,

We have lived in a century old home in Merriam Park for over 30 years, and my husband Has lived in the neighborhood for close to 60 years. Neighborhoods are one of the best parts of living in St. Paul. Our daughter has also bought a home in Merriam Park. We all need a sense of connection and community. We have both well maintained and neglected rental properties on our block. There has been home rehabilitation, turn over and new younger families moving in. I believe appropriate balances must be achieved between renters and home owners to avoid a tipping point toward owner disinvestment in St. Paul neighborhoods and along Marshall Ave, which is still a residential, 2 lane road.

I am thankful to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision. I am asking that you **please vote in favor** of the west Marshall Avenue rezoning ordinance.

Thank you for taking the time to read this.

Sincerely,

Patricia Shrake

From: Douglas Allchin [<mailto:allch001@umn.edu>]

Sent: Saturday, September 15, 2018 9:24 AM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: ENDORSING PLANNING COMMISSION-APPROVED PLAN on West Marshall Avenue

Dear Council President Brendmoen, City Councilmembers, and Ms. Dadlez,

I approve the West Marshall Avenue Rezoning Plan that will be presented to the City Council for approval next week by the Planning Commission.

In particular, I hope you will note the PARTICIPATORY DEMOCRATIC PROCESS involved in its development -- a healthy collaboration of grass-roots involvement by local stakeholders and city

planners (with their longer-term and wider-scope view). The PROCESS is reflected in the approval of this plan by the Union Park District Council AND by the City Planning Commission.

Equally important, the plan will ALLOW SUBSTANTIAL GROWTH all along the avenue -- consistent upzoning from current land use. The intent was to PLAN that growth mindfully, and to nurture a vibrant, livable city, with the guidance of city planning professionals. That is what this consensus plan represents -- and precisely what zoning study and analysis is all about. "Growth with a plan."

I do fear that special interests -- real estate developers from outside the neighborhood or even outside Saint Paul -- will seek at the last minute to derail the consensus achieved by those truly committed to negotiating and developing the plan throughout its history. The developers' interest in profits from unregulated development are very clear, even if cloaked in the false rhetoric of benefiting residents. We do not need junk development--or new high-cost housing available only to the well-off. One structure currently under construction will rent 4-bedroom, 1,000-square-foot apartments for \$3,200 a month. That serves no one but the Developer.

To achieve desired growth, we need careful planning -- exactly what City Planner Ms. Dadlez and her colleagues provided. Let the City Council support participatory democracy and professional experience, not domination by special interests.

I trust you will support participatory democracy in action and approve the consensus plan, already approved by the District Council and the Planning Commission.

Yours,

Douglas Allchin

2005 Carrol Avenue, St. Paul, MN 55104

Dear Mitra Jalali Nelson,

I am writing in response to the West Marshall Avenue zoning study. First, I want to thank the City and zoning committee for the thorough and thoughtful analysis that was put into this study. It was clear that the City and Union Park too in many considerations from the neighborhood and surrounding communities which is why I want to express my support for the May 18, 2018 rezoning recommendations as amended by the Union Park District Council.

The need to balance various housing needs and types, the community and livability, and historic character is very important to me. As a resident on Marshall Avenue in the area covered by the zoning study I value the ability to walk across Marshall Avenue to Aldine park with my daughter (this is only possible because Marshall is two lanes and there is a median), the ability to walk to the library, the green spaces that make this area more inviting, and the diversity in our neighborhood. I think that the recommendations in the May 18 amended report strike the right balance and allow for increased density while maintaining the community and character of this street and neighborhood. I believe that this report strikes a balance for rental, student housing, sober houses, multi-family homes, and single-family homes. When I talk about the character of the neighborhood, I am talking about walkability, green space, traffic calming, interesting architecture, and community. For example, I love it that when there is a snowfall there are many people out helping each other by shoveling sidewalks or getting cars out. There is such a sense of community among everyone who lives in the neighborhood. The same is true in the summer, you walk down the street and can say hello to someone and meet new people. This is important to me and is the reason why I am raising a family in St. Paul.

Thank you for your time and for reading my letter of support for the May 18, 2018, new zoning recommendations.

Regards,
Nicole Theis-Mahon
(1768 Marshall Ave)

Thank you to City staff and the Planning Commission for thoughtful review of west Marshall Ave.'s land uses & zoning. We support their Aug.20,2018 new rezoning recommendations as amended by the Union Park District Council's one final requested revision. Let us keep Marshall Ave. as a great place to raise families, recognizing that west Marshall Avenue is 81% residential. Sincerely, Lorraine & Robert T.(Ted) Peller

Dear council members & Ms. Dadlez,

Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I strongly support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance!

I grew up at 1985 Marshall Ave. just across Moore from the recent demolitions to make way for an apartment complex. The neighborhood's beauty, character, and livability have already been impacted. It is imperative that we protect the neighborhood by following the city's new zoning recommendations which follow the city's comprehensive plan and Union Park community plan, enacted in 2016.

Please don't let greedy developers further degrade the neighborhood's charm and destroy its history to make a quick buck.

I feel like my past messages have fallen on deaf ears and that none of you really value the history and architectural legacy of our city. This saddens me. Please do the right thing.

Adam Schaab
1985 Marshall Ave.

Dear Ms Dalez, Council President Brendmoen and City Council members,

Thank you for giving home-owners like me a few moments of your time.

My husband and I live one block south of Marshall Ave, and we wish to thank the City Staff and the Planning Commission for their careful review of W. Marshall Ave's use of land and appropriate zoning. We would like to add our strong support to their Aug 10th, 2018 new rezoning recommendations, as amended by the Union Park District Council's one final requested revision. Please, on my family's behalf, represent us by voting in favor of the west Marshall Avenue rezoning ordinance.

We strongly believe the above mentioned rezoning recommendations because it strikes a healthy density balance to make Marshall Ave both sustainable in the future while also welcoming for all a range of

affordable housing (rented and owned) for individuals and families in various stages of life; It's smart growth development with higher density buildings (businesses and families) near traffic controlled intersections and nodes for transit; It recognizes that W. Marshall Ave is residential (56% single-family, 12% duplex and triplex, and 13% multi-family rental apartments); it saves historic housing and keeps this area high density for families; it recognizes that Marshall Ave is a 2-lane residential corridor *and not* a 4-lane mixed use corridor like Snelling.

As home-owners, we're not opposed to renters, businesses or students as we've lived well beside these for years. However, we really *do not* want to see home-owners divest which is a sure possibility without appropriate balances. In sum, we do not want to see significantly increases in density above the current use.

We work hard to keep our neighborhood livable for families, students, renters and businesses yet we wish to move forward with reasonable density as noted in my comments above.

Thank you very much!

Sincerely Mimi Haddad
1936 Dayton Ave, Saint Paul, MN 5510

Dear St. Paul Councilmember Ms. Mitra Jalali Nelson:

As nearly decade-long residents of Merriam Park, my wife and I support the City's Planning Commission August 10th, 2018 new re-zoning recommendations, with incorporation of the one final revision request by the Union Park District Council.

We believe this nuanced plan is superior to a one-size-fits all growth plan, as the plan provides the framework for West Marshall Avenue and the neighborhood to grow and develop in a diverse way, sustaining the neighborhood's unique residential characteristics while also incorporating affordable higher-density and development where it makes sense.

We request that you please vote in favor of the west Marshall Avenue rezoning ordinance.

Thank you.

Dale Halladay
1936 Dayton Avenue
St. Paul, MN 55104

Dear City Councilmember:

Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I support their August 10, 2018, new rezoning

recommendations, as amended by the Union Park District Council's one final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance.

Sincerely,

John & Michele Brennan
328 N Howell St
St. Paul, MN 55104

**Dear Council President Brendmoen, City Councilmembers, and Ms. Dadlez,
Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance.**

Sincerely, Eileen Degnan, Merriam Park resident

Dear Council President Brendmoen, City Council members, and Ms. Dadlez;

Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. We support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance.

This plan strikes the right balance between preserving our traditional Saint Paul neighborhood, which is what people love and why they are attracted to live in Saint Paul, with the the population growth and density we need to advance and support the future of Saint Paul.

The plan provides for smart-growth by allowing development where higher-density buildings make the most sense for businesses and multi-family housing, i.e., at traffic-controlled intersections and nodes with transit. Marshall Avenue is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor like Snelling Avenue. If allowed to, Marshall Avenue can turn into an architectural jumble and then an ugly tunnel of soul-less high rises as we breach the tipping point and drive out the beauty, history, character and families that make the area one where people so earnestly want to live. It is the broad streetscape, historic homes and right sized and architecturally suited apartment buildings along Marshall that make it a lovely parallel to Summitt Avenue. We are ready to grow; let's do it in an organized, logical and aesthetically positive way.

Thank you for your thoughtful consideration.

Mark and Cecilia Morrow
1984 Carroll Avenue
Saint Paul, MN 55104

Dear Council President Brendmoen, City Council Members, and Ms Dadlez:
We would like to express our appreciation to the City Staff and the Planning Commission for their thoughtful review of west Marshall Avenue land use and zoning. We support their August 10, 2018, new zoning recommendations as amended by the Union Park District Council's one final requested revision. Please vote in favor of this rezoning ordinance.
Our home (2072 Iglehart Avenue) is three houses west of Cleveland Avenue and backs up to the property at the northwest corner of Marshall and Cleveland proposed to be rezoned for commercial development. We oppose any change which would allow a building taller than 45 feet. Our property, along with Carroll Avenue and the north side of Marshall, is part of the Roblyn Addition which was platted in 1907. Houses in the tract--which extends to Cretin Avenue--were subject to setback and other restrictions intended to produce an attractive development. The resulting houses, all of which still exist, are of similar size and scale, and several were designed by leading architects of the period including Clarence Johnston and Cass Gilbert. Described in real estate ads as "Pill Hill", the area is still considered desirable. While change is inevitable, significant change along Marshall, such as large-scale, tall buildings will adversely affect the desirability of the neighborhood. Please consider carefully any changes beyond those in the current rezoning proposal which, as we understand it, restricts building heights to a maximum of three stories.

George and Linda Bounds

I have been a homeowner in Merriam Park since 1978, and I have noted with alarm some of the changes to housing options, the increased vehicle traffic, and the loss of charming and appropriate single family homes.

We don't want to sacrifice the Marshall Avenue neighborhoods to vast swathes of new high-rise buildings without conducting even modest research on the huge levels of housing density that Marshall already accommodates. The City's new zoning plan provides considerably more potential, new housing opportunities for homeowners and renters. Balanced, reasonable density where it makes the most sense at Marshall intersections with better transit availability, and preservation of strong neighborhoods with ample housing for all current and new Marshall Avenue residents, renters and homeowners, are what we seek. The latest City/Planning Commission plan for rezoning west Marshall Avenue achieves these goals.

To maintain Merriam Park's live-ability and desirability, we must save and adapt historic homes that beautify the street and attract new residents to the area, add and improve the urban forest, reduce the need for cars by increasing public transit and biking options and balance the mix of renters and owners.

Thank you to City staff and the Planning Commission for their thoughtful review of west Marshall Avenue's land uses and zoning. I support their August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's one final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance.

Thank you.

Karin Winegar
1832 Carroll Avenue
St. Paul, MN 55014

Dear Councilwoman Mitra Jalali Nelson,

My name is David Kvasnik and I represent Ted and Elaine Kvasnik, Howard Kvasnik and Peter Kvasnik. I want to voice our support for higher density in Saint Paul and specifically Merriam Park within the West Marshall Avenue Zoning Study area. We were very disappointed when we heard that the Southeast corner of Cleveland and Marshall and the Southwest corner of Cretin and Marshall were recommended for T-2 zoning. These corners are two of the busiest in Merriam Park and they are both considered as nodes in the future plans. There is no doubt that they should be T-3.

Over the past 30+ years my family has put together the two parcels located at Cretin and Marshall and Cleveland and Marshall.

The Cretin and Marshall Parcel consists of 5 parcels totaling 1.09 acres. It is currently a mix of RM2, T2, and B2. We would like to eventually develop it and have been in preliminary conversations to build a larger multi use building. It is a very important hub corner in the area and it is a perfect location for higher density uses. I cannot emphasize enough that we would not be building dormitories. We have zero interest in providing large scale student housing. This corner serves the 21, 53, and 63 bus lines. It has also been identified as a BRT line for 2022. We would like to build a mix of one, two and three bedroom apartments to serve the needs of families and workers in the area. We also anticipate building a ground level of retail which would serve the neighborhood. We would like to see 2180, 2190, 2194, 2202, and 2210 Marshall zoned T-3 since all 5 parcels are contiguous and owned by the same entity. The location meets the parameters of having a larger footprint and ability to handle T-3 development.

The Cleveland and Marshall Parcel consists of 3 parcels totaling .92 acres. It is identified in the comprehensive plan as a node. It is currently a mix of T2 and B2. We would like to eventually develop it and have been in preliminary conversations to build a larger multi use building. It is a very important hub corner in the area and it is a perfect location for higher density uses. We would not be building dormitories. We have no interest in providing student housing. Rather, we would provide a mix of one, two and three bedroom apartments to families and workers. This corner serves the 21, 53, 87 and 134 bus lines and it is very busy. We would like to see the City zone 2034, 2044 and 2054 Marshall as T-3 since all 3 parcels are contiguous and owned by the same entity. The location meets the parameters of having a larger footprint and ability to handle T-3.

In addition to the two larger parcels we also own the Northwest corner property at Cleveland and Marshall and the Southwest corner property at Finn and Marshall. We believe that both of these properties should be zoned as T-2 or T-3.

The Northwest corner of Cleveland and Marshall is 2063 Marshall. It is currently R3 but it is identified as a node in the comprehensive plan. We would like to see 2063 Marshall zoned T-3 since it is identified as a node in the comprehensive plan. It is the corner and the neighboring home is already RM which means that the neighbor could build an apartment building if he wanted to. Being the corner is important because it should have an equal or larger zoning limit than the second house in. It does not make sense for the corner to have a lesser zoning limit than the second house in. This corner serves the 21, 53, 87 and 134 bus lines and it is very busy.

Finally, 2122 Marshall at the Southwest corner of Finn and Marshall is currently R4. It is a Registered Student Rental. It is a corner. It has a route 21 bus stop in front of it. It is next door to a Sisters of Carondelet home serving multiple people. We would like to have it become T-2. It should be zoned higher density than the home next to it and it should be allowed to have a 3+ unit multi-family use.

There is local opposition to our interest in higher density and more rental. There is a small group of very motivated people in the neighborhood that oppose any type of growth and by proxy, any type of rental. They would like to stop any development in its tracks and they are happy to refuse the opportunities of living in Merriam Park to those who do not own a home here. I find that to be antithetical to everything that we should aspire to be. Merriam Park is a growing community and people deserve an opportunity to be able to live here. One of the platforms of your campaign was to help with renters rights. I think that one of the greatest rental rights is to have the rental housing stock that allows renters the opportunity to live in great places. Without the ability to build, more renters will not have an opportunity to move into Merriam Park.

In conclusion, we are all very lucky to be able to live in an area like Merriam Park but we need to create more housing and density in order to allow greater numbers to live in this fantastic neighborhood. It is time to help new families and workers move into the area by making it easier to build large scale housing at our most important corners. Density is a must for Merriam Park and its survival but it has to be the right density. That means a density based on families and workers. We have no interest in providing dormitories or student housing. We would prefer to be able to offer 1, 2, and 3 bedroom apartments to families, couples and working people who recognize the neighborhood as a great place to raise a family and live like me and my wife and kids. I don't just own property here. I actually live on the 2000 block of Selby as well so I have a vested interest in all sides of the equation. Please help us to build more rental by pushing for higher zoning for these important nodes and corners.

Thank you for taking the time to listen. I appreciate it very much.

Sincerely,
David Kvasnik
2012 Selby Ave.
St. Paul, MN 55104

Dear Councilmember Jalali Nelson,

I'm writing today to express my concerns about the Marshall Avenue Rezoning that will be before the Council today. I am disappointed that this proposal downzones a part of our city where there is demand for more housing and plans to implement rapid bus service (Metro Transit's B Line, on Marshall from the River to Snelling). In my opinion, Saint Paul should look to allow *greater* densities in this stretch of the corridor, as transit improvements and access to bicycle infrastructure are already in place.

The recommendations as currently written allow for denser development on parts of the corridor with limited transit service and significant institutional land use constraints.

Saint Paul can and must put in place the policy framework for allowing density increases along key transit corridors, and I hope that you will support increased density along the entirety of Marshall Avenue, from the Mississippi River to Snelling.

Thank you for considering my comments.

Sincerely,

Jake Rueter
1347 Blair Ave
Saint Paul, MN

Council Member Tolbert et al.,

I'm writing as a concerned resident of St Paul about the Marshall Ave Rezoning plan that is being rushed through city hall. I also expressed major reservations about the building moratorium that initially precipitated the zoning study. On a personal note, I feel very uneasy about the underlying tone of those who are actively working to make their neighborhood less accessible and less welcoming. That aside, I will specifically address several of the key issues with this Rezoning Plan.

First, the "study's primary recommendations" are biased. A statement like "the intent is to accommodate some higher density housing yet preserve the neighborhood character" is very charged and leaves no question as to the implication that density is the antithesis to neighborhood character. Who exactly gets to define 'neighborhood character' as this term comes up for every discussion about housing and transportation? To me, 'neighborhood character' is ability to walk, bike, or transit to all my daily needs. To others, it is single family homes protected from any change in the built environment. Why is one group able to define this term and then bludgeon any proposal under the weight of their narrow opinion? The other study recommendation was that "future development takes on a more traditional urban form." Again, who gets to define this? I'd argue that downzoning to single family homes is the exact opposite of "traditional urban form."

Second, the study mentions a group called The West Marshall Avenue Neighborhood Group as responding "with recommended zoning changes and created maps showing the changes." What

group is this? Are they part of UPDC? A sub-committee of the UPDC CLUED committee? Why were they given the power to practically create and modify this rezoning plan almost unilaterally? In public comments to the Planning Commission on 6-29-18, Eric Molho stated "they [UPDC] do not claim that their engagement was comprehensive or that they heard from all of the diversity of voices in their neighborhood." I'm not one to latch onto the arguments of public process, but this clearly sidestepped groups that could possibly hold opposing views than the group that was pushing this plan forward.

Third, the study mentioned the need for locating density near transit corridors so the group creating these changes focused on Snelling Ave with the A-Line and proximity to the Green Line. However, the intro to the study mentions that MetroTransit is studying the possibility of upgrading Route 21 to an aBRT route by 2022 (5 years away). There are also several other routes that service this area (53, 63, 87, 134) and several well used bike routes (Marshall, Otis, Cleveland, Prior, Fairview, etc). Clearly current and future transit improvements, often tied to ridership goals which new housing will bring closer to reality, weren't taken into account when creating this Rezoning Plan.

Finally, the "Parking and Traffic Congestion" section states "Greater density of commercial and residential development means more people and often more cars and demand for on-street parking." This is a huge assumption that is taken as truth. We need to build our cities for people, not cars. While we can't ignore car usage or downplay parking concerns, we also can not deny housing opportunities because existing residents feel they own the street parking in front of their homes. And parking meters are a tool that can and should be used to regulate parking availability near commercial nodes. And again, there are major transit improvements coming to this stretch of Marshall along with one of the best bike networks in the city.

Please consider asking that this zoning study go back to the drawing board. Furthermore, the process must be much more inclusive as only "property owners withing the study area" were mailed information about the proposed zoning changes. We need to zone and build for a St Paul that includes everyone, not just those who already live here, but those who are waiting for the opportunity to move here. Reducing unit potential where demand is high and creating it where demand is low or building is near impossible (Concordia's athletic fields will be upzoned in this Plan), is not acceptable as we are in a housing shortage and demand to live in St Paul continues to skyrocket.

Thank you for your consideration,
Mike Sonn
1458 Wellesley Ave

Dear Council President Brendmoen, City Council Members and Ms. Dadlez:

As a home-owner and business owner in Merriam Park) I've seen my neighborhood develop over the past two decades. I've lived with other home owners, renters, apartment residents, sober houses, college apartments, lots of small businesses and cherish the historic features of this close-knit community. As older residents retired and moved out and younger families and people moved in they have shared a commitment to preservation of the historical aspects and architecture of the neighborhood. I'm writing to urge you to consider the city and planning commission's new rezoning recommendation, as recommended by the Union Park District Council's final requested revision. Please vote in favor of the west Marshall Avenue rezoning ordinance and help us ensure our community will grow smartly and sustainably.

I'm a strong supporter of sustainable development. It doesn't always simply mean "green." Historic preservation is, in and of itself, sustainable development. Our family was very excited recently that one of the older but very historic homes on Iglehart was not demolished, and a developer stepped in that is dedicated to moving and renovating the home and building three smaller homes next to it. It is a good example of preserving while diversifying and creating affordable housing for residents. We want to continue to support thoughtful, well-planned development in Saint Paul.

I served on the advisory board of Minnesota Main Street - originally a federal agency and now a nonprofit organization that is part of Preservation Trust. Our expertise is helping communities with revitalization, economic development and historic preservation. Merriam Park is a perfect example of a community with many assets that are a draw for residents, students, businesses and visitors. It must be carefully preserved, along with the historic aspects of the whole neighborhood, to protect those assets for the future. It would be easy to give up those assets, **but they can never be bought back**. Much of the world has begun to recognize the interrelationship and the interdependency between sustainable development and heritage conservation; but much less so in the United States. Let's join the rest of the world.

Let's move slowly and allow the spirit and soul of our community to preserve and lead us in sustainable solutions.

Thank you for your service to our city,

Deborah McLaren
1873 Iglehart Avenue
St. Paul MN 55104

Hi Mitra (and/or whatever staff member reads these emails),

I'm writing as a constituent to ask you to oppose the proposed rezoning of Marshall Avenue. When we are facing an increasingly dire climate and affordable housing crisis I don't think it makes any sense to make it harder for people to live in our neighborhood, and especially not along a major bike corridor that's easily accessible to multiple colleges and two rapid transit lines. I understand that the current plan represents something of a compromise, but I question the wisdom of giving so much weight to what are essentially aesthetic concerns, and I think we can do a lot better.

I know the council has heard a lot of comments in favor of the downzoning, but I don't think the public comment process is a good way to gauge actual public opinion in the city. Even as someone who cares a lot about local politics and housing issues, I was totally unaware that this issue was so close to being decided until very recently (which is why I didn't give a comment last week and am reaching out to you directly at the 11th hour). Renters, workers, and young people like me have the most to lose from artificial housing restrictions, but we are also the least likely to show up at a council meeting and make our perspectives heard. There's good research on the bias of the public comment process in nationwide (for instance, [this paper](#), especially figure 2), and here in St. Paul I think your and Mayor Carter's recent election wins show that the voting population has a much greater appetite for new housing than people who show up to council meetings.

A few blocks of one street won't make that big of a difference in the grand scheme of things, but I'd really hate to see our city take a step backwards on this.

Thanks,
Joe

Hi Mitra,

I'm so happy you won the election and delighted to have you as my rep.

I'm writing to ask you to oppose the rezoning plan on Marshall Ave. I want more stuff and more people in my neighborhood. I want better transit on Marshall and more people who want to access it. I was shocked to learn that the current proposal even includes downzoning at major intersections like Cretin. Please oppose the downzoning.

Thanks.

Shari Albrecht
1610 Laurel

Dear Council members:

I support the City Council's August 10, 2018, new rezoning recommendations, as amended by the Union Park District Council's revision. Please vote in favor of the west Marshall Avenue rezoning ordinance.

Recognizing that west Marshall Avenue is 81% residential, I urge you to support zoning that strikes the right density balance, to make Marshall sustainable and welcoming for all without implementing broad swath zoning over several blocks.

Thank you for your consideration. Best regards,

David Wallinga, MD
305 Brimhall Street

Good morning

Thank you for giving consideration to the future development of Marshall Avenue.

My wife Shanna and I are both public employees in state and local government. By night we are parents of two beautiful little girls. By day/professionally, *we are City and Transit Planners with a combined 30 years of professional experience*, and lifelong public servants who take community process to heart. Last month, I was appointed by Mayor Melvin Carter to serve on the Zoning Board of Appeals. Previously, I supported progressive land use and development initiatives as an advisor to the Union Park District Council Land Use Committee and the Summit University Neighborhood Development Committee - and through that experience I have a solid understanding of the development process in Saint Paul.

In 2015, my wife and I *literally mortgaged our futures to buy our 1908 home at the corner of Iglehart and Moore with the expectation that investing in the City of Saint Paul was a good choice*. We made this CHOICE given our impression that in Merriam Park, the City of Saint Paul gives us a neighborhood platform reflective of our progressive values nestled among an eclectic mix of urban amenities. Specifically, we love Merriam Park for its meticulously-maintained homes and unique architectural features, for its proximity to parks, neighborhood schools we can walk/bike to reach, and public transit. We love this neighborhood because it is steeped in history as one the Twin Cities original "Streetcar Suburbs", and because it is emblematic of the midwestern urban living we desired. We are now exploring another \$50-100,000 investment to improve our home at 1980 Iglehart Avenue, just across the alley from the mess that has been made at Marshall and Moore...the very anomaly that started this process about 18 months ago. It would be fairly easy for us to jump ship to Roseville where we have many community connections, and the schools do not face yearly 20% funding shortages, but rather than do that, we became active members of the Groveland PTO. **We will continue to choose Saint Paul because City living is consistent with our values.**

I write you today to seek your support and your respect in return. We ask that Saint Paul respect our commitment to the City by ensuring that we did not choose to live here on a false premise that this will continue to be a traditional Twin Cities urban neighborhood.

As of September 2018, we are threatened by the prospect that our investment will be walled off by dorms built quickly and cheaply by an out-of-towners concerned only with how St Paul might enhance his retirement fund. As regular people, we want to maintain our investment, not expand it greedily at the expense of our community. I wish I could speak more favorably of the development across our alley, but the project has yet to rise above the debatable grade of Marshall Avenue and we are already experiencing the problems we felt were avoidable. If the developer at Marshall and Moore was invested in this community with both finance and emotion like we are, he would be at the table with us...willing to partner to balance development interests with financial potential. Not surprisingly, Mr. Schwartzmann isnt here to work with us to mitigate the firestorm he accelerated.

When this process started, the zoning code would have allowed 5 story multifamily housing all along Marshall Avenue. Simply put, we don't think converting Marshall Avenue to a two mile long canyon of apartment buildings is a good idea. Rather, *we hope to see Marshall maintained as a stage for a wide range of development types, and we think the rezoning plan put before you with significant community involvement and massive undertaking of hours by a core group of dedicated people achieves that goal.* Currently, 80% of the Marshall Avenue study area is residential. Over 50% of the properties fronting Marshall Avenue through that stretch are low density residential, primarily Single Family development – the grand old homes I fell in love with 25 years ago when I first crossed the Lake Street Bridge into St. Paul and began to acquaint myself with the picturesque nature of this street. It might be a poor mans Summit Avenue, but I... and now my family, are at home along Marshall.

We believe the proposed zoning changes recommended by this plan create opportunities for additional development that will not overwhelm and completely change the character of the neighborhood. We believe this plan gives everyone in Saint Paul - renters, homeowners, students, folks in sober and transitional housing, and perhaps most importantly – those who need more affordable rental and ownership housing - the opportunity to diversify the housing stock of this important transit corridor in a manner that better balances new development with the interest in preserving the best examples of low density housing from the last century. Unfortunately, the existing zoning allows a pattern of change that would completely reinvent this neighborhood by creating cash incentives so out of character that the existing historic homes along the corridor dont stand a chance. We think continuing that pattern with more projects like the mistake underway at Marshall and Moore would be an atrocious attack on the livability of this community.

As City officials continue to explore options to address the budget shortfalls resulting after the loss of street and alley right-of-way fees, we think the zoning scheme for West

Marshall reflects a community effort by advocating progressively for development and growth concurrently. The current as-built environment of Marshall Avenue is approximately 12.5 units per acre, while the current zoning allows for the near tripling that density pattern at over 32 units per acre. **Our rezoning proposal includes a scheme that complements the historic character of Marshall Avenue, balanced with the ability to allow for density approaching nearly 4 times what currently exists in the study area - but in a way that is neighborhood friendly.** It allows for growth at levels that increase the potential for development by over 31% more than that in place prior to the study, creating opportunities to protect historic structures. It is also consistent with future plans of the Metropolitan Council – which seeks to grow the entire City of St Paul by 10-20 % between now and 2040. To put that in perspective, **our plan for Marshall Avenue seeks growth at rates higher than that called for throughout the City by 2040.** *We simply want the character of the historic part of this neighborhood, and the charm that is left of it, to be respected.*

Thanks for your support of the Planning Commissions recommendation as amended by the Union Park District Council from the August 10, 2018 CPC meeting. Please vote in favor of the west Marshall Avenue rezoning ordinance.

Robert Clarksen
1980 Iglehart Avenue
Merriam Park / Saint Small

Dear Council President Brendmoen, City Councilmembers, and Ms. Dadlez:

Once again, thank you for listening to my comments at this past Wednesday's public hearing, and those of several others in support of the City staff's, the Planning Commission's, and the Union Park District Council's rezoning recommendations for West Marshall Avenue.

Some have unfairly characterized the Union Park District Council and a very large number of Merriam Park residents, including renters, students, and homeowners, as anti-renter, discriminatory, elitist, racist, etc. And they incorrectly say we are uniformly opposed to growth and more much-needed multi-family housing on Marshall Avenue.

On the contrary, UPDC and these Merriam Park constituents are highly engaged and care deeply about the diverse, inclusive, historic, and attractive qualities that make Marshall Avenue a special place to live. At the same time, we recognize that there is substantial need for more multi-family housing growth. From its beginnings in the 1880s, when Merriam Park was a Victorian suburb, Marshall Avenue's neighborhoods have consistently welcomed renters, homeowners, and students (University of St. Thomas founded in 1885) into a wide range of housing types, and later welcomed many sober and transitional housing residents and institutional uses. Marshall Avenue's diversity of housing alternatives **for ALL** continues even more strongly today, and its future potential is significantly amplified and promoted by City staff's and the Planning Commission's excellent, forward-looking West Marshall Avenue Zoning Study recommendations.

I believe the more productive conversation revolves around how we can keep Marshall Avenue vital, welcoming, and sustainable by updating outdated zoning codes and providing more growth opportunities, with a range of affordability for rented and owned housing options at all stages of life. The West Marshall Avenue Zoning Study provides a number of recommendations that I believe would lead to forward-looking improvements to our zoning codes, and help ensure that Marshall Avenue continues to provide existing and new opportunities to address Saint Paul's affordable housing shortage. Most importantly, the Study's recommendations would help us achieve the smart, balanced, and nuanced redevelopment that is so valuable and essential for neighborhood vitality and sustainability; strong neighborhoods are Saint Paul's greatest assets.

I write in support of the West Marshall Avenue Zoning Study recommendations for a number of reasons:

1. **Up-zones West Marshall Avenue:** The Study's recommended new zoning code **significantly up-zones** the two-traffic-lane avenue running from the Mississippi River to Hamline Avenue. When comparing the existing maximum zoning code housing potential to the allowable capacity under the new proposed code in the aggregate from the River to Hamline, dwelling capacity increases by at least **31%** (applying EastRiver Apartments' [at Otis] average unit size of 1,277 square feet) and by as much as a **51%** increase in allowable density (applying an average dwelling size of 850 square feet per unit in the soon-to-be-built O'Gara's and Liffey Apartments [304 Snelling Avenue] projects). Importantly, the Study's new recommended zoning codes, if maximized, could provide **three times the amount of housing that exists on West Marshall Avenue today, with a significant increase in the tax base!**
2. **Focuses on Adding Traditional Neighborhood Mixed-Use Zoning:** The Study recommends much-needed new **Traditional Neighborhood "T" mixed-use multi-family zoning** at key intersections and parts of Marshall, so future development takes on a more traditional urban form and allows for more density and a mix of uses. This additional housing density development potential is **smartly targeted** to where it makes the most sense and is likely to actually be constructed, at traffic-controlled intersections with better transit, where housing, shopping, services, community amenities, and volunteer opportunities are within walking distance of one another. One of the highest potential intersections is at **Cleveland**, which is **West Marshall's only Neighborhood Node under the draft 2040 Comprehensive Plan**, as much of the property is controlled by one owner. The Study's other new Traditional Neighborhood mixed-use zoning districts occur from the **River to Cretin Avenue**, at the traffic-signal-controlled **Prior and Fairview intersections**, and in the blocks on **either side of Snelling**. This Traditional Neighborhood rezoning dovetails nicely with the possible upgrade of bus Route 21 to an Arterial Bus Rapid Transit route by 2022, along with several other routes that service this area (nos. 53 [Marshall], 63 [Cretin], and 87 & 134 [Cleveland]), and a number of well-used bike routes along Marshall, at Otis, Cleveland, Prior, Fairview, and Snelling.
3. **Thoughtful Rezoning from Wilder to Wheeler Streets:** The Study's recommendations also rectify the sharp disconnect that exists today in the six-block stretch from Wilder to Wheeler streets, between its existing, unvarying high-density residential RM2 zoning

designation, as compared to the existing character and housing diversity of the neighborhood, as demonstrated by the current land uses. These existing land uses are primarily **single- and multi-family homes, smaller affordable rental properties, two to three-story affordable apartment buildings**, and some institutional uses (including **Charles Thompson Memorial Hall** at Fairview, which is **on the National Register of Historic Places**). Importantly, the Study recognizes through precise (**versus one-size-fits-all**) rezoning that there are a number of historically significant single- and multi-family homes and other structures on this stretch of Marshall Avenue, **which are desirable neighborhood assets and worthy of preservation.**

The interim ordinance passed by the City Council in October 2017 provided City staff breathing room to complete the Study, uninterrupted by redevelopment pressures, and it protected the integrity of the West Marshall Avenue Zoning Study and the countless hours devoted by City experts and others to the major effort. Additionally, it provided enough time to create **a more precise zoning scheme that thoughtfully balances the objectives of sustainable new development with the benefits of preserving the neighborhood's historically significant assets and character over these six blocks.**

Adequate study of this particular six-block stretch of Marshall Avenue is crucial, as any mistake would potentially **sacrifice the heart of West Marshall Avenue's most diverse and historic neighborhoods**, which provide a wide range of housing options to many and are what **attracts new residents** (renters, homeowners, students, sober and transitional housing). Please note that the Study's recommendations do provide new higher-density **Traditional Neighborhood** redevelopment opportunities within the six blocks between Wilder and Wheeler, at the traffic-controlled **Prior and Fairview avenue intersections**, along with **medium to higher-density residential zoning immediately east of Wilder, at the Marshall/Moore intersection, west of Howell Street, surrounding Dewey Street, and east of Fairview.**

Lastly, the Study's recommendations align with the goals of Councilmembers Thao and Stark, who sponsored the Study resolution, passed unanimously by the City Council last October, in conjunction with former Council President Stark's companion 12-month interim ordinance, which also passed unanimously. Former Council President Stark noted in discussion that this interim ordinance arose in part because of the concern that historic homes and other structures might potentially be demolished for new development, while the West Marshall Avenue Zoning Study was underway. (In fact, the Heritage Preservation Commission's **1983 Merriam Park Historic Resource Inventory deems 14 Marshall Avenue structures between Wilder and Wheeler as historically important**; an updated HPC historic survey is in progress.)

4. **Comprehensive Plans and Union Park 10-year Plan enacted in 2016:** The Study's rezoning recommendations allow housing density at **42.0–53.5 dwelling units per acre** overall from the River to Hamline. This allowable density is in the upper permitted levels of the **2030 Comprehensive Plan**, which governs this Marshall Study. Under the 2030 Comp Plan, Marshall is categorized as a **Residential Corridor** west of Snelling, **targeted for 4–30 dwelling units/acre**, with some portions that “could support additional

housing.” **East of Snelling**, four blocks of Marshall comprise a **Mixed-Use Corridor** under the 2030 Comp Plan, **targeted for 30–150 dwelling units/acre**. The Study’s recommendations are also consistent with the **Union Park 10-year Community Plan** and nicely **conform to the draft 2040 Comp Plan**, which labels west Marshall Avenue and surrounding areas as an **Urban Neighborhood targeted for 5–30 units/acre** (at a Neighborhood Node such as the **Cleveland intersection**, density is guided for **15–55 units/acre**).

5. **Draft 2040 Comp Plan:** Even though the 2040 Comp Plan has not yet been enacted, several of its **Urban Neighborhood (and Neighborhood Node)** land use provisions are instructive in evaluating the West Marshall Avenue Zoning Study recommendations:
 - a. **Policy LU-33.** Encourage medium-density housing that diversifies housing options, such as townhouses, courtyard apartments and smaller multi-family developments, compatible with the general scale of Urban Neighborhoods.
 - b. **Policy LU-34.** Provide for multi-family housing along arterial and collector streets to facilitate walking and leverage the use of public transportation.
 - c. **Policy LU-35.** Promote neighborhood-serving commercial businesses within Urban Neighborhoods that are compatible with the character and scale of the existing residential development.
 - d. **Policy LU-29.** Focus growth at Neighborhood Nodes using the following principles:
 - i. Increase density relative to underlying Future Land Use Map categories (i.e., Urban Neighborhood).
 - ii. Prioritize pedestrian-friendly urban design and infrastructure that emphasizes pedestrian safety.
 - iii. Cluster neighborhood amenities to create a vibrant critical mass.

I greatly appreciate your careful consideration of the new West Marshall Avenue Zoning Study’s recommendations thoughtfully and ambitiously developed by City staff, with extensive UPDC and community input. In fact, UPDC conducted eight community engagement meetings/forums and two Marshall Avenue walking tours, combined with a number of public hearings before the Planning Commission and City Council. **I respectfully ask that you vote in support of Ordinance 18-49, which enacts the West Marshall Avenue Zoning Study recommendations.**

Once again, thank you,

Dean Nelson

**Marshall Avenue Resident &
Co-chair, Union Park District Council Committee on Land Use and Economic
Development**
2000 Marshall Avenue
St. Paul, MN 55104

From: Weston, Dan [<mailto:dan.weston@woodplc.com>]

Sent: Monday, September 24, 2018 3:46 PM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; kim.obrien@ci.stpaul.mn.us; Sanders, Donna (CI-StPaul) <donna.sanders@ci.stpaul.mn.us>

Subject: In FAVOR of WEST MARSHALL AVE REZONING RECOMMENDATIONS - my address is 2005 Marshall Ave

Dear Amy,

I'm writing to you as a resident and property owner at 2005 Marshall Avenue. As a concerned participant and long-term resident of Saint Paul, I have attended several Union Park District Council meetings regarding the rezoning proposal and feel that I'm an informed resident. I strongly support the City Staff and Planning Commission's August 10, 2018 new rezoning recommendations as amended by the Union Park District Council's final request revision. As an open-minded participant, my family and I welcome diversity and a carefully designed and sustainable neighborhood that thoughtfully develops new housing and business growth opportunities in conjunction with historic well built and maintained homes. I feel that the Plan as approved by the Union Park District Council appears to achieve all of that AND gains higher density than previous zoning designations along West Marshall Avenue did.

Please vote in FAVOR of the West Marshall Avenue Rezoning Ordinance.

Thank You!

Dan Weston, PE SE

2005 Marshall Ave
St Paul, MN 55104

CM Tolbert -

I am writing today to ask you to vote against the zoning proposal for Marshall Ave.

As our elected official it is your job to be forward thinking for the future of St Paul, not just reactionary. We need housing and we especially need housing on transit lines. We can not continue to ignore the fact that our dependency on cars is hurting our environment. We need to leverage development in areas which have transit and bike connections. Do not set in place arbitrary (and unnecessary) limits on development on important transit corridors.

Secondly it is easy for some of us, as homeowners in established nice neighborhoods, to ignore the housing crisis that is about to crush our region. Vacancy is at a record low and prices are going up. Where will the people coming to our region go? What are we doing to stop those at the bottom from being priced out of our city? This city council needs to be addressing our need for housing, in the short and long term.

Lastly, this proposal will set the precedent that wealthy neighborhoods can block development if they cry loud enough. This is a slippery slope that will only make our segregated city worse. This proposal has been pushed by an unofficial "official" neighborhood group, which represented a very elite minority of homeowners. Giving this group a disproportional voice is a disservice to all the renters and students in the neighborhood.

Thank you for your time

Rachel Wiken & Dave Ankarlo

1459 Berkeley

Hello, Councilmember Jalali Nelson,

I write to express my opposition to down-zoning Marshall Avenue west of Wheeler Ave.

We need more density for housing everywhere in St. Paul, and especially near corridors that will have improved transit in the relatively near-term (the new B-line BRT will be begin planning this year!). This is the opposite of what we need to be doing if we want St. Paul to meet or exceed its carbon goals.

I hope you will vote to keep Marshall zoned as it is currently is.

--

Pat Thompson
1496 Raymond Avenue, St. Paul

Letter in Support of UPDC recommended Marshall Ave Zoning Study Proposal

Dear Council President Brendmoen, Councilmembers and Ms. Dadlez,

I was born and raised in Saint Paul and have owned my home at **1985 Marshall** for 26+ years and love the vibrancy and diversity of Merriam Park.

I want to thank you, the Union Park District Council, City P.E.D. staff and Zoning Commission for all the hard work, flexibility and community engagement generated though this now 14+ month long process to create the new West Marshall Avenue's zoning plan.

I support the City's May 18, new rezoning recommendations, but with the small number of changes proposed by the Union Park District Council after a lot of out-reach and community engagement/meetings with your active participation at the intersection of Marshall and Moore. I understand and support that my home on a corner of the non-arterial cross street Moore would be zoned RT-1 with the NE corner at Moore to become RM-1 to support a 3 story maximum perhaps 10 unit apartment building in the distant future.

What I like about the plan:

- 1) it's the result of a well-publicized democratic process requiring compromise by all participants that included numerous stakeholders including students and renters.
- 2) it fits the goals and vision of Saint Paul's Union Park comprehensive plan for West Marshall
- 3) it strikes a balance allowing growth and expansion of housing and businesses, while allowing Marshall's character to survive with density expansion more generally focused at commercial and transportation nodes along the avenue.
- 4) it retains and promotes a good mix of building types at reasonable scale for each block
- 5) it allows for expanded higher density T2 & T3 at appropriate nodes with transportation connections / access to light rail across I94.
- 6) it allows all existing single family home to convert to duplexes to retain their character / historic feel while allowing for greater density for coming smaller households.

With Kind Regards,

Scott Van Wert
1985 Marshall Ave.

Hello Mitra,

At the risk of belaboring a point, I respectfully ask: when you and your staff re-evaluate adding more density to the recommended new West Marshall Avenue rezoning scheme, please do everything possible to acknowledge, encourage, and protect the diverse, inclusive, historic, and affordable qualities that already exist today and make Marshall Avenue such a special place to live. I think this delicate balance can be achieved by smartly zoning more potential new housing density opportunities at intersections well-served by frequent public transit, bike routes, shopping, community amenities, and better pedestrian safety with traffic controls. In essence, following some of the urban design concepts of a neighborhood node, as described on pages 33–34 of the March 27, 2018, draft of the 2040 Comprehensive Plan. I firmly believe that a nuanced, precise (versus a one-size-fits-all) zoning approach will keep Marshall Avenue vital and sustainable, providing existing (often affordable) and new (affordability more challenging) housing equitably for renters, owners, and transitional/sober residents with a wide range of needs at all stages of life. As we know, strong, diverse neighborhoods are Saint Paul's greatest assets.

Dear Council Members,

The rezoning of Marshall Avenue in order to protect a few residents that can afford to live in \$400,000 homes is a disgrace to the progressive ideals of renter's rights and property rights. Simply put, this rezoning attempt is simply a grand attempt to stop people from moving into the Merriam Park neighborhood. For years, a small group of very loud activists have successfully stopped progress in the neighborhood by pushing forward the idea that we are at a tipping point in regards to the neighborhood and density. They began by using occupational discrimination (which should be made illegal) to stop students from moving into the area. They then progressed to fighting with developments on Grand Avenue and Marshall Avenue. Now they want to completely destroy the ability of the neighborhood to house more people for the next 20 or 30 years by rezoning a huge length of Marshall as single residential housing.

A few years ago when this same group was pushing for less student housing they referenced the phrase "tipping point". They made it sound like it was a bad thing to have a "tipping point". They went so far as to tell us that the neighborhood would fall apart if didn't stop ourselves from hitting the "tipping point". Some people see a tipping point as a negative thing. What they do NOT know is that a tipping point in real estate is a positive thing. All the greatest neighborhoods in the world and here in the Twin Cities have had a tipping point. In fact, we can name neighborhoods experiencing a tipping point here in the Twin Cities right now. Lyn-Lake, Northeast, Longfellow, the Minneapolis Greenway, 7th Street and Lowertown have all just experienced a tipping point and look at them now. All of these places are adding buildings, people, business, restaurants and more. Diversity and growth are exploding and people are flooding into these areas. These places are the real definition of a "Tipping Point" and they exemplify progress. I don't want to live in a neighborhood that is opposed to diversity. I don't want to live in a neighborhood that demands that you have a \$400,000 mortgage to live there and I don't want to live in a neighborhood that works harder at "keeping people out" than it does at bringing them in.

Vote no on the rezoning of Marshall. We have time to make something better and more inclusive to future generations of residents. The current plan is short sighted and it is meant to stop people from moving into the neighborhood. This is social engineering gone bad. Everybody knows what is really going on here.

Sincerely,

David Kvasnik

2012 Selby Ave.

St. Paul, MN 55104

As a long time resident at 1974 Marshall, I have been extremely interested in and concerned about the direction of new zoning laws proposed by the City of St. Paul. I am aware that over the years, the Merriam Park area has attracted long term and short term renters. It has also attracted young families who wish to purchase old homes that offer the beauty of the Victorian era construction but also the many other amenities of living midway between the two downtowns, including close proximity to two elementary schools, a major bus route, a park and community center, several churches, a library - things that both families and renters value. We have loved this neighborhood. The remarkable thing is that while more homes have become rental properties, the neighborhood has remained stable, welcoming the various renters.

As I watch the construction of the 5 story rental building going up on the corner of Marshall and Moore, I wonder how it will affect who will want to purchase homes and who will want to raise families here. Those of us who have lived in St. Paul for many years have seen how a neighborhood can change from home owner residential to something else altogether and how cities can force out people when something else is deemed superior. I remember how distressed my grandmother was when St. Paul forced out low-income home-owners from their small, inexpensive but affordable homes into becoming long term renters as the city beautified the "Capitol Approach". I can remember someone who lived in a home she owned on University Avenue. I wonder how long it has been since anyone bought a home on University in which to

raise a family. And how about lower Grand Avenue? What are the chances of someone who might still live in a home she owns on Grand Avenue selling to a family wanting to live on Grand Avenue.

It is understandable why people from outside of Merriam Park think that this corridor is perfect for the proposed zoning and development changes. It has been the hope that regulating councils recognize that simply sacrificing a neighborhood to satisfy City challenges is questionable from many perspectives, and that the Council is able to balance the needs and hopes of current Merriam Park residents with the city proposals. Please accept the zoning recommendation by the Planning Commission, City staff and Union Park District Council. It is the product of a thoughtful process to take into account the needs and recommendations of everyone.

Patricia McFaden

Council,

The zoning proposal for Marshall avenue needs to be more ambitious. Marshall is a major, previously existing transit corridor. The zoning area is within spitting distance of three major colleges with another two barely beyond. We cannot be taking half measures or bending over backwards for some narrow definition of 'neighborhood character' or 'historical preservation'.

This city has plenty of problems but allowing a wider range of housing along what was once a major streetcar line is not one of them. This is the place to build. Existing amenities and demand centers. It's served by a huge array of transit lines and transit mode options. Our city remains at a low vacancy rate and my rent still keeps rising.

These are all points you've heard from me time and again and they remain true precisely because so little is done to address them. This is an opportunity to get another step closer to shutting me up. Take the leap.

Tom Basgen

Highland Park (former resident of 1920 Marshall, my first home in STP.)

Council Members:

Please support the West Marshall rezoning as developed by city staff and amended by the Union Park District Council.

My wife, Ann, and I moved to Minnesota in 1981, and we chose to live in St. Paul, rather than the suburbs because we wanted vibrant city life. We have lived and raised our family at 2006 Carroll Ave., since that time because we value the neighborhood that Merriam Park was and has become. We want to stay in the city and in this neighborhood in our retirement.

The proposed rezoning promises more vibrancy, more housing, shopping and dining opportunities, while maintaining Marshall and Merriam Park as fine residential neighborhoods.

Thanks.

Patrick D. Sweeney
2006 Carroll Ave.

Ms. Dadlez,

(Please let me know you received this e-mail.)

I'm writing to speak out against the proposed zoning for the West Marshall Ave area that would allow for up to 42 housing units per acre, if this zoning allowance also includes a corresponding increase in parking stalls and cars per housing unit.

I don't mind more housing units, but the City needs to limit the number of parking stalls if there is to be an increase in housing density.

There is a significant amount of new development occurring in the city now, think Snelling Ave, the soccer stadium, and especially the Ford site.

Here's my recommendation: if more multi-family housing is allowed, then greatly limit the number of parking "stalls". Encourage those without a car, such as: elderly, students, families that need only one car.

If not in place already around Marshall Ave, there might need to be a parking permit program so residents of new multi-family housing would not be able to use street parking.

If St. Paul streets are all choked up with cars from new development projects in multiple neighborhoods of St. Paul (e.g., the Ford site, Snelling Ave, and new soccer stadium), then: the buses will not be able to make their way through the congested streets (Routes: A-Line, 63, 87, 21, 134, 84, and more)! These routes are not on a dedicated right-of-way, like the LRT Blue Line is.

Multi-family, more density, encourages mass transit, but if the streets are full of cars, mass transit will not work.

Plus, if new multi-family housing does not have to include expensive underground parking (or less stalls overall), then such new housing will be less expensive to build, saving everyone money!

Thank you,

Peter Berglund (a bus rider and a renter, hoping to buy a home in this area if the traffic does not "drive" me out)
2028 Grand Ave, Apt 11

September 26, 2018

Dear City Council Members:

I support the West Marshall Zoning Proposal.

Over the last school year a group of neighbors met almost every Saturday for 2-3 hours to discuss their concerns especially the zoning of Marshall Avenue. I discovered in listening that we have a range of opinions that lie on a spectrum: those on one end are in favor of development and increasing density and those on the other end support maintaining the residential historic "feel" of the neighborhood. We also discovered varying opinions on the various sections of Marshall Avenue between Hamline and the river. We worked toward compromise with the plan from the city offices and our own visions for the neighborhood. I respect the work we did to arrive at those compromises. Thus I support the proposal.

I write here to express my own personal views. I present two overall principles and specific ideas for each section.

One of my overall goals is to preserve the homes that were built before 1950, that is, to preserve the residential historic neighborhood with duplexes, existing apartments and single family homes. My other principle is to locate density with apartment buildings in two of the areas. Come with me on a visual trip.

As you drive over the bridge from Lake Street to Marshall, you know you have come to a new city of trees, lawns and lovely buildings. To the north, is the Town and Country Golf Course and to the south are a few blocks of apartment buildings. Yes, in time these can be zoned to be a mixture of 3-5 story apartments with commercial use on the first floor closer to the Cretin intersection. These ideas are represented in the zoning proposal.

Driving from Cretin to Cleveland, you notice lovely homes on the south and north sides with a few older apartment buildings interspersed. Feel the relaxation, the calm that comes over you with the garden down the center, trees on each side and homes with well cared for lawns. This in my opinion should remain,

From Cleveland to Wilder on the north and the south are businesses. On the north, the parking is in front of the business and on the south the parking is on the street and the alley. Future zoning here could be 3-4 story apartment buildings with commercial on the first floor. The zoning proposed in this section is more appropriate for the "look" of the neighborhood.

What is NOT appropriate is tearing down beautiful, well-constructed homes and apartment buildings west of Cleveland I see no reason to expand this commercial strip. The current buildings have struggled over the years to remain open with businesses people will support. In the 1950's and 60's these buildings housed a grocery store, pharmacy and hardware type store. We walked to these stores. Now these amenities are found in shopping malls so thus little specialty shops moved in to service the neighborhood. We don't need any more store fronts either to the east or west of this strip.

As you drive from Wilder to Fairview, you notice a series of 2-3 story apartment buildings interspersed with some beautiful well kept homes. You note a school gym, a church, library and a building for the hearing impaired. This "neighborhood feel" needs to be encouraged and maintained. Zoning for the future needs to be residential preserving the historic homes.

Again from Fairview to Snelling, as you drive along, you note more homes. These are not large homes but they provide more affordable housing opportunities. I disagree with the zoning from Fry to Snelling allowing homes to be destroyed in view of commercial businesses.

Yes, on the corner of Marshall and Snelling, zoning for commercial use is appropriate.

Now as you drive across Snelling and under the railway trestle, you note business on the south side and a mixture of homes and businesses on the north. Yes, this area needs to be cleaned up with a single zoning designation. I do not envision it as industrial.—This area needs to be 4-6 story apartment buildings with many retail stores on the first floor to meet the food, restaurant, brewery, coffee needs of the residents along with small clothing and special needs stores.

My next idea is off the charts but here it goes: I find riding the light rail between St. Paul and Minneapolis sometimes burdensome because it is often slow; I can drive it in 15-20 minutes and the rail line takes 35-40 minutes. This is not a good use of my time. To me, the problem is it is located in the midst of vehicle traffic. Looking at the fact that an elevated railway crosses at Snelling and Marshall and the fact that this line goes to downtown St. Paul Union Station and to downtown Minneapolis Washington Avenue Train Station, I propose a fast “bullet-type” train that has three stops. The main hub would be right here at Snelling. This hub then would mean parking for commuters and apartment buildings for those who work downtown in either city. It also would include an easy means like a covered going sidewalk or a sky walk to get to the Soccer Stadium.

In this zoning proposal, I would like the principle of “no houses destroyed” between Cretin and Snelling and the principle of density to be from the river to Cretin and from Marshall to Hamline.

What city staff has presented is the best compromise between many opinions. I hope that you would approve the West End Marshall Re-Zoning Proposal as it stands.

Thank you very much.

Charlotte Berres
1919 Iglehart Avenue