

Dear Council Member Melvin Carter,

**Here are the reasons why I oppose the variance requests for 1170 Selby Avenue:**

The lot will create **an inherently unsafe parking** space for our neighborhood, as it is a mirror image of the existing parking lot next to Pizza Luce, a lot we know is hazardous. The Saint Paul Comprehensive Plan seeks to *minimize and consolidate driveway curb cuts on commercial streets as opportunities arise. For pedestrian safety and comfort and to maximize on-street parking (1.7).*

The lot will **create more moving traffic in our neighborhood.** Creating addition surface parking, invites and therefore increases traffic on Selby. Increased automobile traffic means less safety for pedestrians, bikers and transit users. This goes against the Saint Paul Comprehensive Plan goals which *promotes walkability and transit use, as well as seeking to fund traffic calming measures (2.2 and 4.11).*

Adding more **surface parking** goes against the St. Paul Comprehensive Plan. The plan **discourages** new and expanded auto-oriented uses as it seeks to *prioritize the development of compact commercial areas accessible by pedestrians and transit users over commercial areas more readily accessed by automobile (1.52).*

I really hope you take the St. Paul Comprehensive Plan into consideration when making your decision.

As you can tell, the lot and the variance requests go against the essence in the comprehensive plan (and the law) which is created to work towards a healthier St. Paul. Again, Pizza Luce continues to state that they have the required off-street parking, and they are in no need of additional off-street parking.

The neighborhood at large (through all the emails and letters you are receiving in opposition) is against this lot, as it is NOT needed nor beneficial to the neighborhood as a whole. On the contrary, it will decrease safety and livability for all of us!

Thank you for your consideration.

John Hermanson

Dear Councilperson Carter and all Council members,

I am writing to express my opposition to approving the variance requested by Pizza Luce to create a second parking lot, at 1170 Selby Ave, for their restaurant.

I live at 1188 Selby Ave across the street from Pizza Luce. Luce is in many ways a positive addition to our neighborhood however the scale of their operation, and their plans for growth, is not in keeping with our surrounding residential area.

My concerns are multiple. Most importantly are my safety concerns for both pedestrians and cars. Congestion and accidents on the 110 block of Selby have significantly increased since Pizza Luce entered the neighborhood. Adding another parking lot, both of which would have "backing out" traffic, will only worsen the situation. I prefer the safety of using street parking to the "tourniquet" effect of these 2 parking lots only a short distance from one another.

An additional parking lot will only bring more hazards to our neighborhood. In addition, it will support further growth of Pizza Luce which is already out-sized for our mixed use area and far from a "neighborhood" meeting place. Finally, the plan is not in keeping with the Comprehensive Plan of Saint Paul.

Please vote in favor of the appeal tomorrow that is before you and rescind the variance approval.

Many thanks for your time,  
Marjean Leary  
1188 Selby Ave  
Saint Paul, Mn

Dear Mr. Carter and council members,

Thank you for allowing more time to evaluate the variances granted for a second parking lot planned by Pizza Luce at 1170 Selby Avenue and giving us another opportunity to state our position. Here are a few reasons I am opposed to the variances:

1) Pizza Luce already has an unsafe parking lot adjacent to its building, a lot so narrow that cars must back out onto Selby, creating traffic jams and significantly stopping the traffic flow on Selby. The proposed parking lot at 1170 Selby would be the same thing, possibly more unsafe than the existing parking lot across the street, again a one entrance/exit lot so narrow that backing out is the only way out. Additionally, the sight lines would be obscured to pedestrians in these backing out maneuvers, making this a very dangerous situation to pedestrians. The Saint Paul Comprehensive Plan, Transportation Strategy 1.7, has the goal of seeking to **minimize and consolidate driveway curb cuts on commercial streets as opportunities arise for pedestrian safety and comfort**. Denying the variances would be an opportunity to adhere to this goal.

2) The current infrastructure in place for Pizza Luce is sufficient. Pizza Luce states they have no need for this second lot, that they have the required on and off-street parking. Through their own admission, this proposed lot is unnecessary. And my own observations of Selby and my block also attest to the fact that there is enough on-street parking and no need for this proposed lot. On-street parking is desirable. A parking lot, especially one as unsafe as this one, goes against the Saint Paul Comprehensive Plan, Transportation Strategy 1.7, the goal is **to maximize on-street parking** and 1.52, **Prioritize the development of compact commercial areas accessible by pedestrians and transit users over commercial areas more readily accessed by automobile. Discourage new and expanded auto-oriented uses.**

3) As a life-long St. Paulite and 30-year homeowner in the LexHam neighborhood I value the mix of residences and businesses I can walk to. Historically, the neighborhood has had non-expanding, low impact/low volume businesses very much like the yoga studio and the hair salon that exist now in the store fronts of the apartment building on the corner of the block, an excellent example of mixed-use development. At the other corner building is the Express Yourself Clothing store, a clothing exchange business that is also an urban internship program for young people from our community who learn the operation of a small business and a bike shop. These successful businesses fit the scale of the neighborhood and the goals of the Comprehensive Plan. I want the businesses in our neighborhood to be successful and Pizza Luce is certainly that. The Selby Pizza Luce is the second most profitable of their 6 and soon to be 7 establishments. But their expansionist actions, as seen in their Business Plan, metro-wide advertising, attempts to get a patio and liquor licenses despite zoning restrictions and neighborhood objections, purchasing the home next door with intentions of removing it and now tearing down an 80-year old reusable zoned business building seems to be out-of-scale development for our neighborhood. The Comprehensive Plan calls for considering the scale of development in Land Use Strategy 1.12, 1.21 & 1.22, **Establish boundaries for Mixed-Use Corridors to guide development activity, monitor growth and other development conditions, and evaluate performance toward meeting objectives for providing services.**

I ask you to **please support the appeal** and deny the variances required for the proposed parking lot at 1170 Selby. I believe our objection regarding a second parking lot is in complete alignment with the City of Saint Paul's Comprehensive Plan.

Janet Lotzer- 1168 Dayton Ave

Council Member Melvin Carter,

Here are both PERSONAL and FORMAL statements:

I enjoyed meeting you this past fall, talking about social work as a profession, and meeting your daughters. Regardless of what happens this afternoon, I do trust that you are considering all aspects of the difficult situation.

I initially participated with the group called SOS, and from this point on will likely consider myself part of this group. I am one who likes to stand back, listen, and then provide input at the end of discussion - being leader of 2 teams at my school and having been on my church council for 4 years. This approach is one of my strengths.

### **MY PERSONAL STATEMENT - 2 POINTS**

1. **NEIGHBORHOOD CUSTOMER BASE:** I supported Pizza Luce for the past 6 years, and aside from this serious issue, I still want to support Pizza Luce. I no longer trust Pizza Luce, and that is a distinction. Dozens of us feel this way and simply feel negative and until this issue is resolved will not eat there. This is not intended as a threat, it is just how we are feeling. This is not good for business and the relationship between a large corporate Minneapolis based business and we who Saint Paul residents.

2. **SAFETY:** I ride the bus system everywhere (*for the past 3.5 years*). I have spent dozens of cumulative hours watching. The design of the current lot, mirrors the design this variance would make possible across the street. It is a log jam effect, that far outweighs any benefit a small number of parking spaces *theoretically* would have. I can attest to the lack of safety at the current parking lot adjacent to Pizza Luce's building.

#### **Here are the specific behaviors of drivers that can not be disputed:**

- a. Customers and Pizza Luce Drivers double parking - often making the 21 stop.
- b. Drivers pulling in, then stuck, and then stopping mid-street, because there is no turn-around.
- c. Drivers backing out with limited vision.
- d. Drivers using private driveways for drop offs for 3-point turns.

I have this week re-connected with the group Save Our Selby. I have independently read and considered the statement that follows. **I DO PERSONALLY OPPOSE THE VARIANCES GRANTED AT 1170 SELBY:**

#### **FORMAL STATEMENT:**

Many neighbors have read the Board of Zoning Appeals staff report. There are concerns about the lack of serious consideration of the impact of the 1170 Selby Avenue variances on the avenue itself and the surrounding neighborhood.

We dispute the conclusions from this report particularly finding number 2, "The variance is consistent with the comprehensive plan." The BZA report's conclusion in this paragraph is two simple declarative statements. The comprehensive plan is a complex

document that was built on multiple precepts and principles regarding future urban development. The groundwork of this guiding document involved many disciplines, enormous amounts of time, energy, research and cost by professionals and committee persons.

The Comprehensive Plan has an incredible magnitude of impact within our neighborhoods and the hopes for positive future growth and development of our city. Should there not be some expected logical development of the conclusion in finding number two other than the simple declarative statement made? Any report should have the methodology used in the analysis or search of expected outcomes, the metrics used to measure these. The details of the investigation should allow the replication of any conclusions by others. This assures that the conclusion(s) is sound and supported. Without solid measures and the ability to reproduce the same logic, conclusions have the suspicion of mere casual observation or opinion, lacking depth and substantiation. At the very least there should be an accounting for the rationale supporting the conclusion.

Since the public notice was served regarding 1170 Selby Avenue, we have gathered and studied information from various materials and have spoken with urban design persons regarding the precepts and principles grounding the Comprehensive Plan. We feel that the conclusion in the Board of Zoning staff report regarding the Comprehensive Plan is lacking substance and argument and hence unconvincing. In particular we question, in varying degrees, the following policy numbers: 1.12, 1.13, 1.15, 1.17, 1.21, 1.22, 1.45, 1.46, 1.51, 1.52, 1.53, 1.7, 2.1, 2.5, 3.3, 4.11, 2.11, 3.10, 6.1, 6.2 and 6.6.

We believe that the Comprehensive Plan is a policy that can historically guide our communities and the city to exceptional and beneficial urban livability. For too many decades automobiles have dominated our cities causing immeasurable detriment to our cities. Please move Saint Paul toward a positive future for our citizens, and make it an example to other cities. Do not allow this infringement of the Comprehensive Plan to occur by granting the variances to 1170 Selby Avenue.

**BRANT THOMSEN  
1196 HAGUE AVENUE  
(651)387-5976**

Council Member Melvin Carter,

My name is Rochelle, I run a daycare at 1196 Hague. The issue of variance granted for 1170 Selby is about safety in my view - it is not about disrespecting Pizza Luce. It is about an unclear and concerning political process in which I was never asked to have a voice. I have not participated in SOS, but recently I have been updated about their stand and I do agree.

Here is how I am unique and why I OPPOSE the variances for 1170 Selby. As a resident, and very small business owner, I experience the effects of **no alleyway**. There is no way to turn or do pick ups through an ally. My clients, one time daily, back out or have to double park - Hague traffic volume is low. This would happen at 1170 Selby if variances are granted where **traffic volume is high and high speed**.

Granting the variance at 1170 would mean **INCREASED** pull in and literally '**back out**' **traffic onto Selby**. This already occurs at the building of Pizza Luce on the North side. On-street parking is NOT limited, and as a resident I would prefer Pizza Luce encourage this. A few parking spaces is not something Pizza Luce needs. Even parking and walking from Hague is a short, easy walk for customers already driving in from out of town.

I have read and do understand the details of the following statement **OPPOSING VARIANCES**:

Many neighbors have read the Board of Zoning Appeals staff report. There are concerns about the lack of serious consideration of the impact of the 1170 Selby Avenue variances on the avenue itself and the surrounding neighborhood.

We dispute the conclusions from this report particularly finding number 2, "The variance is consistent with the comprehensive plan." The BZA report's conclusion in this paragraph is two simple declarative statements. The comprehensive plan is a complex document that was built on multiple precepts and principles regarding future urban development. The groundwork of this guiding document involved many disciplines, enormous amounts of time, energy, research and cost by professionals and committee persons.

The Comprehensive Plan has an incredible magnitude of impact within our neighborhoods and the hopes for positive future growth and development of our city. Should there not be some expected logical development of the conclusion in finding number two other than the simple declarative statement made? Any report should have the methodology used in the analysis or search of expected outcomes, the metrics used to measure these. The details of the investigation should allow the replication of any conclusions by others. This assures that the conclusion(s) is sound and supported. Without solid measures and the ability to reproduce the same logic, conclusions have the suspicion of mere casual observation or opinion, lacking depth and substantiation. At the very least there should be an accounting for the rationale supporting the conclusion.

Since the public notice was served regarding 1170 Selby Avenue, we have gathered and studied information from various materials and have spoken with urban design persons regarding the precepts and principles grounding the Comprehensive Plan. We feel that the conclusion in the Board of Zoning staff report regarding the Comprehensive Plan is lacking substance and argument and hence unconvincing. In particular we question, in varying degrees, the following policy numbers: 1.12, 1.13, 1.15, 1.17, 1.21, 1.22, 1.45, 1.46, 1.51, 1.52, 1.53, 1.7, 2.1, 2.5, 3.3, 4.11, 2.11, 3.10, 6.1, 6.2 and 6.6.

We believe that the Comprehensive Plan is a policy that can historically guide our communities and the city to exceptional and beneficial urban livability. For too many decades automobiles have dominated our cities causing immeasurable detriment to our cities. Please move Saint Paul toward a positive future for our citizens, and make it an example to other cities. Do not allow this infringement of the Comprehensive Plan to occur by granting the variances to 1170 Selby Avenue.

**Rochelle Thomsen**

**1196 Hague Avenue**

**(651)224-6884**

**Save Our Selby**

3-13-12

Dear St. Paul City Council Members,

I am opposing the variance requests on the 1170 Selby Avenue property because the lot will **create more moving traffic in our neighborhood**. Creating addition surface parking, invites and therefore increases traffic on Selby. Increased automobile traffic means less safety for pedestrians, bikers and transit users. This goes against the Saint Paul Comprehensive Plan goals which *promotes walkability and transit use, as well as seeking to fund traffic calming measures (2.2 and 4.11)*.

A concerned St. Paul neighbor,

Kristen M. Johnson





Dear Council Member Carter,  
Just picture this on Selby!!!!  
Imagine how the Selby community will shine!  
Inviting children from Youth Express, to learn new skills, develop an appreciation for team work,  
and experience pride in their efforts!  
All generations with a common goal! Pride in our neighborhood!  
Help us transform this lot!

Stop this parking lot from happening!



AnnMarie Fox  
1197 Hague

Dear Mr. Melvin Carter

I am writing to you in regard to the proposed parking lot at 1170 Selby Ave. I know that you are now well aware of the potential dangers it will create on Selby. So then the question you have to ask yourself, do the benefits of eight off street parking spots outweigh the negatives of not having a parking lot. And keep in mind, by not granting the parking lot it will have no effect on Pizza Luce profits whatsoever from a business standpoint. But it will affect our property values, safety and right to privacy as a neighbor. By granting 1170 as a parking lot it will have a lasting adverse effect on my street because now the new parking lot will tie up both sides and cause people to back out (the DVD simulation of the parking lot in the morning by the neighbors is proof enough) in approximately the same spot on Selby causing a potential pedestrian and vehicular safety hazard. It is like going from one bad situation to a worse situation. And we know all too well, when people are put in bad situations bad things happen. Ultimately, if the variance is not granted, the lot still holds its intrinsic value and can easily be sold with no monetary loss.

I consider Selby not just any street but a very dynamic street of historic value and significance since the 1880's. It has at one end of it, one of the greatest structures ever built in America, The Cathedral of Saint Paul. This street has flourished in good vibrant years with entertainment and movie houses. But it has also seen some of St Paul's darkest years during the late 60's after Martin Luther King's death. We have lost hundreds of original old houses and buildings from west of Dale to Lexington and there are still numerous empty lots on both sides. My house was rented by the Saint Paul Housing Authority for ten years during all of the 70's. With the bad times behind us, we have certainly been on the mend since the 80's. So let us not forget the good families who moved in and stayed, endured and helped this diverse and historic street become the street we see today. It is a sad day to see another historic store front demolished on Selby for a parking lot that creates more problems than it's worth and advocates cars. You can never get these flat roofed big windowed store fronts back, they are an integral part of Selby's and St Paul's heritage. And we as good stewards of our street would never sacrifice one of these buildings for an unnecessary parking lot across the street two houses down for a bar/pizza restaurant. So my question is, why were we not notified by our community council when they became aware of it and so instrumental in its demolition? And how many people from the community council live on this block and are directly affected by the negative impact Pizza Luce has made on our block? They spoke of neighborhood support, how can that be when we were not notified? We did not find out until the wrecking ball was taking down the building. What a shame and a great loss?

This type of building was the future model for Saint Paul's Comprehensive Plan to get people from a mixed neighborhood to leave their cars and walk, bike, bus to a potential independent coffee shop, bistro, deli, gallery or what ever the imagination brings. The bottom line is it would have helped bring neighbors together to give a sense of community and pride to our street. Never in our wildest imagination would a 90 year old building become a parking lot. As good stewards of this street we have to make sure this never happens again. Smart growth never advocates a parking lot, instead it is a green space, like a garden with sitting benches for families or a children's park. Once again advocating a sense of community as a meeting place for neighbors.

In conclusion this leads me to ask one more question, when does a business become too big for a neighborhood setting? Everything has a breaking point. When does the size of their business break our street? They have 50 people working there and 30 on a weekend night. Are they not treating our block as if it was in a strictly commercial district located in the warehouse district downtown Minneapolis at their first location where there isn't a residential house for miles? And I just bet our location has just as many workers on the weekend and is just as profitable. Keep in mind there are 18 residential homes on this block and we are proud to say, "There are only two rentals." One is directly across Pizza Luce and the other is 4 feet to the east of the Pizza Luce. Pizza Luce owns a vacant house with a zero set back to their parking lot. They bought it from Debbie Strendhl who lived in it with her son for 16 years. Pizza Luce purchased it before they opened hoping to demolish the house and create a much bigger parking lot with a 24 or more seat patio. They have tried to rent it but no one stays long because their privacy is constantly violated due to their 2:30am closing. Isn't this exactly what they are trying to do again at 1170? The variance has zero set back to the house on the west. To my knowledge Pizza Luce has never shown in their business practices any moderation or restraint and consider the families of the neighborhood they are infringing on. The only concession they gave us was to go from nine beer signs down to five neon beer signs. They explain us away by calling us bellyachers and nothing will make us happy. Nothing can be further from the truth. This is so counter productive to the real issue at hand. All we ask that you say what you mean and mean what you say. When they initially told us that they were going to be a small restaurant and had enough parking because most of their business was delivery and from the neighborhood by walking, we believed them and hold them to it, which is the sole reason they are here. I am held accountable for what I say and do every day. So why shouldn't we hold them to the same standards?

Mr Carter, you will be faced with some tough decisions in the near future with regard to smart growth for the light rail on the Central Corridor. You play a very important role in how we are to adopt and implement the Saint Paul Comprehensive Plan. Let's lead the way by not granting the variance for the parking lot because ultimately safety will be compromised and it contradicts the following: 1.7, 2.2, 4.11, 1.52, and 1.22 of the Saint Paul Comprehensive Plan.

On behalf of Save our Selby.

Channon Doerr

Dear Council Member Carter,

I am opposing the variance requests on the 1170 Selby Avenue property for these reasons:

1. The lot will create **another inherently unsafe parking** space for our neighborhood, as it is a mirror image of the existing parking lot next to Pizza Luce. As you know, the existing lot's scale and design has cars backing out into Selby Avenue, and cars waiting to park while stopping traffic flow on Selby. These cars threaten the safety of pedestrians. Having another back-out only lot so close to the entrance of the first one would significantly more **than double the potential for harm**. Also, this kind of parking lot goes against the Saint Paul Comprehensive Plan as it seeks to *minimize and consolidate driveway curb cuts on commercial streets as opportunities arise. For pedestrian safety and comfort and to maximize on-street parking (1.7)*.
2. The lot will **create more moving traffic in our neighborhood**. Creating addition surface parking, invites and therefore increases traffic on Selby. Increased automobile traffic means less safety for pedestrians, bikers and transit users. This goes against the Saint Paul Comprehensive Plan goals which *promotes walkability and transit use, as well as seeking to fund traffic calming measures (2.2 and 4.11)*.
3. The lot will add more **surface parking**, and this goes against the St. Paul Comprehensive Plan. The plan **discourages** new and expanded auto-oriented uses as it seeks to *prioritize the development of compact commercial areas accessible by pedestrians and transit users over commercial areas more readily accessed by automobile (1.52)*.
4. The lot will open the doors **for future expansion of Pizza Luce**. Pizza Luce is planning to add a patio to their Selby location becoming a business that is not scaled to our neighborhood. As of right now, Pizza Luce is a very successful business and has numerous times stated they have the required off-street parking. At this point Pizza Luce is scaled to our neighborhood, however a patio addition will mean more need for parking, and more traffic into our neighborhood. In addition the sound pollution, cigarette pollution and late night conversations will decrease the livability for our neighbors. Again this is not congruent with the **St. Paul Comprehensive Plan as it seeks to establish** *establish boundaries for Mixed-Use Corridors to guide development activity, monitor growth and other development conditions and evaluate performance toward meeting objectives for providing services (1.22)*.

I ask you to **please support the appeal** and deny the variances required for the proposed parking lot at 1170 Selby. I believe there are alternative uses for the site that can benefit Pizza Luce from a business standpoint and also be embraced by the neighborhood. And again, supporting the variance requests means you are not considering the St. Paul Comprehensive Plan which is created to guide your decisions.

Bettine Hermanson  
1173 Hague Avenue