

**From:** Michael Noble <nobleshouse@gmail.com>

**Sent:** Thursday, March 30, 2017 8:37:14 PM

**To:** Williams, Josh (CI-StPaul)

**Subject:** building at Snelling and Saint Clair

Dear Josh,

I see on the neighborhood discussion boards that questions are being raised about the proposed development at this location. I dont really understand why people lobby to have lower building heights and less density--it just makes it harder to pencil out the kind of investment that the corner desperately needs. I hope you can develop the whole Snelling frontage there for the whole block and perhaps the next, and 60 feet or six stories would be awesome.

Cities need investment; climate and transit need density; that block is sad and dated and needs to be scraped to the ground and redone. Put me in the column of a pro-development, pro-investment environmental activist and 30+ year neighbor. The more people who live in our neighborhood, the better. The more people who live here, the better the transit, the more tax base and the less property tax pressure on my neighbors.

Let Mayor Coleman know that his passion for investment and development is one of the things that has made him a great mayor and let my city council member know that he should stand tall when "neighborhood activists" say less development or lower building heights are better.

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Michael Noble  
1841 Goodrich  
612 963-1268

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Michael Noble  
651.698.0033

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**From:** Roger Wilsey [<mailto:RWilsey@lme4me.com>]

**Sent:** Friday, March 24, 2017 12:07 PM

**To:** Williams, Josh (CI-StPaul)

**Subject:** Apartment Building at Snelling and St. Clair Redevelopment Project

Mr. Williams,

I am a citizen of St. Paul and wanted to email my support for this redevelopment project. That block is an eyesore and blight upon the neighborhood. This project would definitely upgrade the entire area and be another fine piece in the redevelopment going on along Snelling avenue. It certainly will have a positive impact on public health and welfare and the surrounding business community.

Thank you.

Roger Wilsey  
955 Summit Ave.  
ST. Paul MN 55105

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**From:** Jessica B. [mailto:[jessica.burke216@gmail.com](mailto:jessica.burke216@gmail.com)]

**Sent:** Wednesday, March 22, 2017 11:51 AM

**To:** Williams, Josh (CI-StPaul)

**Cc:** Clayton Burke

**Subject:** LeCesse Development Feedback

Mr. Williams-

Please see attached is a letter and supporting documentation for the thoughts and concerns my husband I share regarding the proposed development site at St. Clair and Snelling with LeCesse Development Corp. As we understand, the conditional use permit and rezoning application has been submitted to the City and we hope that our comments will be given consideration as a part of the larger approvals process.

Please feel free to reach out to us for any additional clarity or commentary.

Thank you,

Jessica and Clayton Burke

Clayton and I live at 289 Brimhall Street.

To: John Williams, City Planner with the Dept of Planning and Economic Development

Mr. Williams,

My husband and I are writing to express our concerns with regards to the currently proposed development at the corner of Snelling Ave S and St Clair Ave by LeCesse Development Corp. We have lived on Brimhall Street directly abutting the proposed site for almost two years now and welcome redevelopment of the site as it has become quite blighted. However, we don't believe that the currently proposed plans address the needs of the neighborhood and do represent an unprecedented invasion of private property by any development of this scale in Mac-Groveland and Highland.

The following pages include several screengrabs, the first of which is a building height comparison the developer has offered to substantiate that the building is within a reasonable scale to other neighborhood multi-family developments. I have included a Google map screenshot of the currently proposed site as well as all the comparative sites the developer presented in an effort to exemplify not only the unprecedented adjacency to residential this proposal reflects, but also the fact that these sites are in much more predominantly commercial corridors. The most comparable project location is likely the Finn project currently under construction in Highland which is nearly 20 feet lower in height than the proposed development from LeCesse. Currently, the proposed development will overshadow the back yards of 9 single family homes and presents no step backs on the Snelling Ave side or ground level aesthetics to offer itself up as more than just a nearly block-long brick wall.

Our concern with this development is not the effort to find a higher use for this space but the immense scale and a lack of retail space that would actually drive a real benefit for the members of our community. Moreover, we struggle to reconcile how luxury apartments with rents starting at \$1,800 up to \$3,300 will attract residents who prefer to use the A-line bus service over personal vehicles and, without the retail, will drive non-residents to leverage the A-line to visit the site.

We moved to the Mac-Groveland neighborhood because we appreciated the small town feel with historic charm and accessibility to locally owned small businesses. To us, that's what neighborhood character means, and that's what drove us to invest a significant amount of our financial net worth to live here. We understand full well the benefit of redevelopment, density and the goals of the City of Saint Paul; however, this development is an affront to those of us who have already committed to making Mac-Groveland our home for the reasons indicated above.

We hope that you take these concerns seriously, and thank you for your consideration. Should you have any questions, please don't hesitate to contact me at the information below.

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**From:** Nathaniel M Hood [<mailto:nmhood@gmail.com>]  
**Sent:** Friday, March 17, 2017 8:21 AM  
**To:** Williams, Josh (CI-StPaul); #CI-StPaul\_Ward3  
**Subject:** Support for the Lecesse Development in MacGrove

**Attn:** Josh Williams, City of St. Paul & Ward 3 Council Office  
**Subject:** Support for the Lecesse Development in MacGrove  
*Friday, March 17, 2017*

The Lecesse Development is not perfect, but one I ultimately encourage you to support.

The mixed-use development is a step in the right direction for accomplishing the city's long terms goals of sustainability. There are few things more important to the social, economic, and environmental health of a city than creating more housing options in existing walkable neighborhoods.

I wish the building frontage facing Snelling Avenue included more retail space, as opposed to a blank wall with windows to the parking garage on the southern most segment. The building could also do a better job scaling back in the rear to allow more afternoon light to access the backyards of Brimhall Street residents.

Despite its flaws, I believe it is essential that we support mixed-use development that adds housing and shops within walking distances to our neighborhood centers and along transit lines. It will also help add to the city's tax base. There are few places in the neighborhood better suited for such a development than on this particular corner which resides on the A-Line and adjacent Macalester College. This development will add housing options for downsizing Baby Boomers and young professionals who want to live in the neighborhood, but who cannot afford to purchase a home.

Kind regards -Nathaniel Hood

\_\_\_\_\_  
Nathaniel Hood  
1879 Montreal Ave,  
St. Paul, MN 55116  
[nmhood@gmail.com](mailto:nmhood@gmail.com)  
[\(612\) 237 - 7614](tel:(612)237-7614)

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From: Robert Wales [mailto:[rawales@gmail.com](mailto:rawales@gmail.com)]  
Sent: Friday, March 17, 2017 11:43 AM  
To: Williams, Josh (CI-StPaul)  
Subject: St Clair development

Mr Williams-

It was suggested that I send you the comments that I had relayed to the MGCC.

The following is from the email I sent to the MGCC:

Just wanted to make sure that before next week I dropped you an email to voice my support for responsible development in Saint Paul and specifically the plans for the St Clair high density development.

A lot of folks seem to be concerned about high and medium density development in Our neighborhoods. I - for one - welcome it.

Whether renters or owners - more people means broadening a city's talent pool and more people spending money in the city. Single family only goes so far. High and medium density makes the most sense for land use- the most bang for the buck, if you will.

The inevitable trickle down benefits are numerous:

Younger and older high density dwellers typically use public transportation or alternative transportation which typically means that they will spend money closer to home and keep driving small and medium size businesses instead of going outside the city to big box in the suburbs.

Affordable higher density means younger people will be able live and work inside the city. Again- this draws talent and much needed youth into the city.

Anyway- you know all this surely so I won't bore you.

Thanks for your time. I know that the MGCC wants to do what's best for the neighborhood and Saint Paul.

Yours truly,

Rob Wales  
55116  
Sent from my iPhone  
1963 Sheridan Ave W  
Saint Paul, MN 55116

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Good afternoon, Mr. Williams,

I wanted to write to express my support for the planned development at Snelling and St. Clair. While I am sensitive to resident concerns over parking, traffic congestion, and other issues that come with new development, I think this is a well-designed development and is consistent with the City's plan to add more housing. I recently saw that there are people in our neighborhood having trouble finding rental housing, and know that there continues to be a market for apartments and condos that are built along high-frequency transit lines (Vintage on Selby, for example, is at 96% of capacity).

This development will be a good thing for our neighborhood!

**Jeff Christenson**  
**1482 Lincoln Ave.**  
**St. Paul, MN 55105**

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Josh,  
All in favor of this development at Snelling and St. Clair. Jeff Janisch. 1804 Laurel.

Jeff

Sent from my iPhone

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Dear Mr. Williams,

I am a Highland Park resident (1835 Pinehurst Ave) and am downright giddy that this absolute eyesore of a corner is being developed. THANK YOU!!

I am confident you will hear a lot of grumbling from people who are inclined to speak against just about any development at all (can you imagine the torch parades if these people lived in the area when the Ford plant was first proposed?). Any way, as far as I'm concerned, progress waits for no man. And THIS IS PROGRESS!

Our area NEEDS more multi-unit housing options for the future and for the graying of the current residents. This will be a DRAMATIC improvement for the neighborhood and the proposed height is perfectly appropriate for the Snelling corridor.

Thank you for your consideration.

Best regards,

Joe

**Joseph F. Henderson**  
[www.jfhendersonlaw.com](http://www.jfhendersonlaw.com)  
301 4th Avenue South, Suite 272  
Minneapolis, MN 55415  
Schedule time with me: <https://jfhendersonlaw.youcanbook.me/>  
<http://www.avvo.com/attorneys/55417-mn-joseph-henderson-1653192.html>  
[www.linkedin.com/in/josephfhenderson/](http://www.linkedin.com/in/josephfhenderson/)  
@estatemanagerjoe  
651-699-2600

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I am wondering if you can (at some point) inform the neighborhood councils about the **potential property taxes** that would be levied on this project. I'm concerned about the property tax base in St. Paul and the extensive use of tax increment districts to enable large-scale project developers to avoid paying property taxes. I'm a senior and have been watching my property taxes climb... You might see less opposition to developments if/when there is an obvious, stated benefit to the property tax base. Perhaps that should be part of your online descriptions of projects?

Second, is there an overall plan for **significant development along commercial streets** such as Snelling and University Avenues? Do those plans include waiving (or approving conditional use permits) for taller buildings on those streets? Perhaps we should know about such plans, but I don't--and I think my neighbors are also clueless!

Personally, **I am in favor of development along major public transportation corridors. I am also in favor of developments that will result in a net increase in property taxes.** But I am also in favor of limiting construction/rehab in the residential neighborhoods if/when it would change the character of the neighborhoods.

Marjorie Wherley  
1677 Lincoln Avenue  
St. Paul, MN 55105

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Dear Josh -

I am writing regarding the LeCesse Development proposal for the corner of Snelling and St. Clair Avenues.

Please do what you can to send this proposal back to the drawing board.

Certainly the city can achieve its goal of higher density along Snelling Ave. without the creation of such an extreme, imposing and monolithic structure. This is obviously a cookie-cutter design that was developed with no regard to the character of the neighborhood or the scale of surrounding buildings.

I have lived in the Snelling/St. Clair neighborhood for 30 years. I recognize that change is necessary to maintain a vibrant community and, clearly, the site including Rosemark Bakery is long overdue for redevelopment. But can't we be more thoughtful and deliberate with the changes we make? The LeCesse proposal is grotesquely out of place. There are numerous examples along South Snelling Avenue of new, higher density housing that include setbacks, terraces and, in general, have considered the scale and aesthetics of the neighborhood. We should be able to do better for Snelling and St. Clair.

Regards,

Tim Heath  
1535 Osceola Ave

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Hello Mr. Williams,

To this email, I've attached my letter of support for the LDC development plan on Snelling and St. Clair Avenues. I am hoping this letter will be added as a public comment to the official record for this development.

If you have any questions, please feel free to contact me.

Thank you,

Jessica Hauser  
1312 Sargent Avenue  
Saint Paul, MN 55105  
651-644-5479

I am writing to express my support for the LDC development project being planning at Snelling and St. Clair Avenues. It is my hope new investment on that corner will revitalize a long neglected portion of our neighborhood and infuse the area with a newer younger population. My support is not without concern however. Several aspects of the plan give me pause and prevent me from fully supporting the current development project.

With attacks to environmental funding, climate science and green transportation under continuous attack, not to mention a rapidly warming planet, it is more important than ever to fight for an infrastructure that lessens our dependence on cars. Increasingly this fight must be undertaken at a local level to enact change. This development is massively over designed for parking. In our highly dense neighborhood, ensuring a parking spot for every patron or citizen is a dying premise as more citizens move out of their cars and toward biking, walking, and public transportation options. I would like to see the parking areas scaled back to make room for more retail space.

The lack of bike parking is a great concern. Many younger urban professionals, who will buy at this development, rely on cycling as their main mode of transportation. Without proper bike storage, it will make the space less livable for them as well as for the neighborhood patrons who hope to visit the retail spaces via bike.

Hand in hand with my biking concerns, I would like to encourage a pedestrian safety plan be implemented at the time of construction on this development. Saint Paul is an urban environment and we must support and ensure the safety of our citizens as they walk to their neighbors, schools, local businesses, and parks. The livability of Saint Paul is its main perk; however it is becoming increasingly more dangerous to walk down the street with your family. An increasing number of our citizens are being injured and killed doing what every urban dweller does – walking. In Saint Paul, we can do better. Whenever we add more development to our city, we must see it as an opportunity to convert our streets for mixed use and away from the one focused solely on automobiles. I would like to see a median placed from St. Clair to Randolph Avenues with flashing crossing aides similar to what is already in place from Grand to St. Clair Avenues. This will ensure a visual continuity with the rest of Snelling Avenue since there is a median being built past Randolph on Snelling and help to create a safer environment for pedestrians, cyclists, and car traffic.

Finally a greener, more welcoming streetscape would have an additional benefit of helping to reduce our carbon footprint as well as making the corner more aesthetically pleasing.

With these simple fixes, I believe, the LDC development will be better suited for Saint Paul both from an environmental perspective as well as from a longevity perspective. We have one opportunity to get these developments right before they become a part of our city. I hope you will take my concerns as a long time Macalester Groveland citizen into account as you move forward with the planning.

Thank you,

Jessica Hauser  
1312 Sargent Avenue

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On Fri, Mar 17, 2017 at 10:02 AM, Jeff Zaayer <[jeffzaayer@yahoo.com](mailto:jeffzaayer@yahoo.com)> wrote:

Dear Mr. Williams,

I'm writing to express my support for the development proposal at St. Clair and Snelling. This site is arguably the ugliest on Snelling and is also the least oriented to the A line especially given it's proximity to the stops on the north side of the intersection. While I am disappointed in the proposals current parking ratios which result in the building being over parked compared to the vintage project at Snelby, I am pleased that the developer expressed a willingness to re-purpose any excess parking to retail in the future. In addition to the excess in parking I am concerned that current plans do not show bicycle parking, also there is a 3 car width curb cut on snelling to provide access and egress for cars, this creates an extended exposure to threats for pedestrians in a corridor that is already one of the most dangerous in the city for people on foot.

Despite these concerns, this project is what is needed a location that the city should be supporting to provide housing and transportation choice for people in a desirable area with good transit access. As someone who rented in highland before purchasing a home in the neighborhood and who additionally has several friends who have rented in highland and mac grove prior to purchasing. I am confident that this project will help be a stepping stone for homeowners on both ends of being homeowner.

I look forward to your support of this project.

Sincerely,

Jeff Zaayer  
1750 Saunders Ave  
St. Paul, MN

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Hello,

When I first heard about the possible development on the SE corner of St. Claire and Snelling I was very excited. I lived in Mac Groveland in an apartment off of Snelling and Ashland for 8 years, and the idea that I could stay in the neighborhood more permanently was very intriguing. We recently moved to Highland Park into a rental house, but are looking to buy in the next few years. I love the new A line and it would be so easy for people who live there to get to either downtown. We've wanted to go down to a 1 car family for a while now and this would be possible if we lived in that area. I hope that the progress made forward for a more sustainable community will continue.

-Amanda Willis

1963 Sheridan Ave, formally 1540 Ashland Ave.

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March 22, 2017

Councilmember Chris Tolbert  
310-C City Hall  
15 Kellogg Blvd. West  
Saint Paul, MN 55102

Dear Councilmember Tolbert -

I am writing regarding the LeCesse Development proposal for the corner of Snelling and St. Clair Avenues.

Please do what you can to send this proposal back to the drawing board.

Certainly the city can achieve its goal of higher density along Snelling Ave. without the creation of such an extreme, imposing and monolithic structure. This is obviously a cookie-cutter design that was developed with no regard to the character of the neighborhood or the scale of surrounding buildings.

I have lived in the Snelling/St. Clair neighborhood for 30 years. I recognize that change is necessary to maintain a vibrant community and, clearly, the site including Rosemark Bakery is long overdue for redevelopment. But can't we be more thoughtful and deliberate with the changes we make? The LeCesse proposal is grotesquely out of place. There are numerous examples along South Snelling Avenue of new, higher density housing that include setbacks, terraces and, in general, have considered the scale and aesthetics of the neighborhood. We should be able to do better for Snelling and St. Clair.

Sincerely,



Tim Heath  
1535 Osceola Ave  
Saint Paul, MN 55105

theath\_2000@yahoo.com

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**From:** Char Mason [<mailto:char@colemanmasonevents.com>]

**Sent:** Sunday, April 02, 2017 4:53 PM

**To:** Williams, Josh (CI-StPaul)

**Subject:** Snelling St Clair Development

I am a resident of the Highland are of St. Paul and use St. Clair and Snelling often. I do not believe the complex should exceed current height limits of 55'. Put a complex there that is that much higher than the surrounding properties would be out of character with the neighborhood, could diminish values of nearby properties and overwhelm the views. Please keep the development as low as possible.

Thanks,  
Char Mason

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Char Mason  
Coleman Mason Events  
651.698.2678 O – 612.716.9827 M  
[char@colemanmasonevents.com](mailto:char@colemanmasonevents.com)  
[www.ColemanMasonEvents.com](http://www.ColemanMasonEvents.com) - [www.facebook.com/ColemanMasonEvents](http://www.facebook.com/ColemanMasonEvents) -  
[www.linkedin.com/in/charmason](http://www.linkedin.com/in/charmason) - [www.linkedin.com/company/coleman-mason-events](http://www.linkedin.com/company/coleman-mason-events)

| 2017 |

STAR AWARD

*winner*



INTERNATIONAL  
LIVE EVENTS ASSOCIATION  
MINNEAPOLIS-ST. PAUL CHAPTER

695 Mount Curve Blvd. Saint Paul MN 55116

Thanks!

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Char Mason  
Coleman Mason Events  
651.698.2678 O – 612.716.9827 M  
[char@colemanmasonevents.com](mailto:char@colemanmasonevents.com)  
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[www.linkedin.com/in/charmason](http://www.linkedin.com/in/charmason) - [www.linkedin.com/company/coleman-mason-events](http://www.linkedin.com/company/coleman-mason-events)

| 2017 |

STAR AWARD

*winner*



INTERNATIONAL  
LIVE EVENTS ASSOCIATION  
MINNEAPOLIS-ST. PAUL CHAPTER

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> From: Amy Shirilla [<mailto:ashirilla@gmail.com>]  
> Sent: Sunday, April 02, 2017 8:21 PM  
> To: Williams, Josh (CI-StPaul)  
> Subject: St. Clair development

>  
> Dear Mr. Williams,

>  
> I am writing to express my concerns with the proposed building at Snelling and St Clair. I first would like to be clear that I do support higher density growth on Snelling, but not at the expense of the neighborhood, the charm, and current families who live and pay (very high) taxes here. With that being said let me address why I am not excited about this particular proposal.

>  
> 1. The height of the building is much too tall for the space. A good number of the families who have resided in the Mac-Groveland for a long time, and those who chose to move here do so because of the feel of the neighborhood. We are fortunate to have many amenities within walking/biking distance while still keeping a small neighborhood feel. A six story building will tower over the neighborhood blocking light from current homes, and destroying the neighborhood feel we all love.

>  
> Please consider a three story building that will not dwarf the structures, businesses and homes, in the surrounding area.

>  
> 2. The exterior/facade of the proposed building. The design I saw does not fit in with the neighborhood or the nearby buildings. If I wanted to live amongst buildings devoid of the character that drew me to Mac-Groveland I would live elsewhere.

>  
> Please consider a redesign of the building.

>  
> 3. Traffic and parking. These are major concerns no matter what the building. I am fortunate to have a garage and have ample parking on my street. However this is not the case for many in the area. I am sure the hope for this building is that the tenants will use public transportation, but that cannot be counted on. Traffic on Snelling is already heavy making it difficult to cross the street. The number of pedestrian/bike accidents and fatalities has unfortunately brought heightened attention to this problem.

>  
> Please consider how to manage parking and the increase in traffic so that it does not burden the families in the neighborhood, and is mindful of safety for those on the sidewalks and streets.

>  
>  
> Thank you for taking the time to read my letter. I will reiterate that I do support growth in the area. The current structures on Snelling south of St. Clair need rehabilitation. My hope is that what does eventually replace those will please the majority with it's size, and design.

>  
> Respectfully,

>  
> Amy Shirilla

Amy Shirilla  
1544 Goodrich Ave

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**From:** [carol.zoff@comcast.net](mailto:carol.zoff@comcast.net) [mailto:carol.zoff@comcast.net]

**Sent:** Monday, March 27, 2017 7:34 AM

**To:** Williams, Josh (CI-StPaul)

**Cc:** #CI-StPaul\_Ward3

**Subject:** Apartment building at St. Clair and Snelling

Dear Mr. Williams,

I am a resident in the neighborhood the proposed apartment/mixed use development is being proposed in. I am writing to strongly express my opposition to the proposed changes to the zoning to T3 that would allow the 55' height of any new building there. That is too high and does not fit with the character of the MacGroveland area. It instead casts great shadows on the one and two story homes and other businesses in the area. Further it would cause parking problems and congestion. This area does not need this density. Save 55' heights for nearby Highland's multi-acre redevelopment at the old Ford plant so folks moving there know what they are getting into as far as density, blocked sun, views, congestion and parking, but without the negative impacts to existing project-adjacent homes. Mac Groveland doesn't need this building height/density as it is way out of character for miles.

I am also writing to strongly express my opposition to the proposed building. At 61.5 feet tall plus two towers, that would be taller than Whole Foods building at Selby and Snelling. This specific proposal way, way out of character for MacGroveland due to height. The proposed T3 zoning is too tall at 55' and this building far in excess of T3. In no way what so ever is this proposed building a benefit to the rest of the community.

The third reason I am writing is to strongly oppose the Conditional Use Permit to the developer because it is detrimental to the existing character of the development in the immediate neighborhood, and it will endanger public health and welfare due to shadows, congestion, excessive need for parking, increased air and noise pollution as a result of the congestion, as well as an loss of privacy for those who live in proximity as people can peer down from five stories into local yards and windows of one and two story single family homes for blocks around.

There is no reason the current zoning needs to change and no reason the over-sized building needs to be imposed on Mac Groveland. New development is occurring in this area and thus is economically feasible. This proposal is not in the best interest of our residents or businesses and will cause harm.

Thank you for presenting this email into the written record and for presenting my concerns during the meetings related to the proposal. a proposal that should be rejected.

Sincerely yours,

Carol Zoff

446 Saratoga St. So.

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**From:** Catherine Petersen [<mailto:cjpassoc@comcast.net>]  
**Sent:** Monday, April 03, 2017 3:45 PM  
**To:** Williams, Josh (CI-StPaul)  
**Cc:** [liz@macgrove.org](mailto:liz@macgrove.org)  
**Subject:** St Clair and Snelling Development

Josh,

The first impression that I have is that it's well designed and laid out for ease of traffic and people.

Consideration is needed for green space and ecology and mitigating climate change, which has been a stated goal of the city of St Paul in the past years. I oppose the development as noted as it does not include alternative energy or green space for significant water run-off.

It will be relatively easy to include the costs of solar panels on the roof now rather than have them wait until after it's complete and the retrofit occur. Additionally, our neighborhood will have to bear the additional cost of water run-off and management as a result of the additional hard surfaces that generate the run-off. It is important to incorporate a rain garden or another mechanism for capturing the run-off.

This is a standard style building that is cookie cutter that can be built anywhere even though there's alternating colors of brick/materials. It's nice they added the trees in front. I believe we can do better – especially since these are designed for “upper income” or luxury condos. I can live with the architecture, but I absolutely oppose it because they've not included the rain garden/water management and the fact that they don't have solar built in. If I'm wrong, please correct me.

Thank you.

All the best!

*Cathy Petersen*

651-690-4324 Office  
651-261-1806 Cell  
[cjpassoc@comcast.net](mailto:cjpassoc@comcast.net)

**From:** Catherine Petersen [<mailto:cjpassoc@comcast.net>]  
**Sent:** Monday, April 03, 2017 5:43 PM  
**To:** Williams, Josh (CI-StPaul)  
**Cc:** [liz@macgrove.org](mailto:liz@macgrove.org)  
**Subject:** RE: St Clair and Snelling Development

Josh,

Can we ask them to add the solar panels? There are rebates still available right?

All the best!

*Cathy Petersen*

651-690-4324 Office  
651-261-1806 Cell  
[cjpassoc@comcast.net](mailto:cjpassoc@comcast.net)

My address is 1450 Stanford Ave, St. Paul, MN 55105

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**From:** [edhlund@comcast.net](mailto:edhlund@comcast.net) [<mailto:edhlund@comcast.net>]  
**Sent:** Tuesday, March 14, 2017 10:57 AM  
**To:** Tolbert, Chris (CI-StPaul)  
**Subject:** St. Clair & Snelling Ave development

Hello Chris,

We recently attended the Mac-Groveland informational meetings on the proposed development at Snelling & St. Clair. We think this development does not reflect the character of the Mac Groveland neighborhood. You only need to look at the height of the building (5 1/2 stories) to see that it is way too massive. It totally blocks views to the west for residents living east of the proposed structure. There is no set back from Snelling. So that looking north on Snelling gives one the impression of being presented with a wall of stone and glass.

The cosmetic changes the developer made to their original proposal changed nothing. We along with many residents of the Mac Grove neighborhood strongly oppose this project. We do not object to development of this corner, but such development should be in keeping with the scale and character of our neighborhood.

We urge the City Council to require the developer to scale back this project to a size more in keeping with the rest of the neighborhood. Do not be concerned if the developer threatens to walk away. This corner is ready for development. At some point a proposal will come along that will be more in keeping with the character of the neighborhood. This current developer is not our only opportunity. Please do not rush to approve this project.

Sincerely,

Russ & Bonnie Edhlund

We live at 1573 Sargent ave. 2 doors from Snelling.  
Thank you,

Bonnie and Russ Edhlund

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> **From:** Larry Gannon [<mailto:larrygan@aol.com>]  
> **Sent:** Wednesday, March 29, 2017 3:40 PM  
> **To:** #CI-StPaul\_Ward3  
> **Subject:** The 61 foot WALL on St Clair and Snelling

>

> Sent from my iPad This building will not be built. My neighbors are organizing to not let you okay this WALL.

**From:** Larry Gannon [<mailto:larrygan@aol.com>]  
**Sent:** Thursday, March 30, 2017 2:05 PM  
**To:** Williams, Josh (CI-StPaul)  
**Subject:** Re: The 61 foot WALL on St Clair and Snelling

Larry Gannon at 1551 Lincoln since 1980. I will have more to contribute in near future.

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**From:** Max Allers [<mailto:max@maxmarcom.com>]

**Sent:** Monday, March 20, 2017 5:19 PM

**To:** #CI-StPaul\_Ward3

**Subject:** LeCesse Proposal

Dear Mr. Tolbert,

I am all for the evolution of St Paul and Mac-Groveland. I am opposed to naiveté and hind sight as a basis for decision making.

Case in point.

A mere few blocks away is a congested example of density and growth, most likely unforeseen when initially proposed: Trader Joes on Randolph and Lexington. Trader Joes is extremely successful and nearly impossible to park at and has overwhelmed (crushed) the small businesses next to it's shared parking lot, by cannibalizing the parking adding to congestion at that intersection.

As a businessman and CEO of my company, I need to think, plan and adjust for the future and 'create' a future for those that follow. I do think we need to allow the neighborhood to evolve, but carefully weigh form over function. If a new development is so large it overwhelms the existing businesses (not only traffic flow), causing them to lose patronage and cause an increased level of congestion, we are accepting a reduced quality of life for the sake of progress.

Compromise seems to be what is always a best practice in most cases. What if this is a 2 (or 3) story complex with more than anticipated parking available for the new bldg AND for existing business to share and maintain their level of patronage AND hopefully an increased patronage: meaning: more parking is needed as traffic to that intersection and neighborhood increases. (traffic in for the form of patronage not merely traffic flow).

We must evolve to maintain our foothold on the future but we need to think things thru. Extrapolate this proposal 1 year / 3 years down the road and how this will impact the neighborhood as apposed to how it affects it today. Today has already happened. We can try to build a future that more accurately takes into consideration expansion + evolution + quality of life + quality of businesses that ARE the lifeblood and lifestyle of this neighborhood.

In most cases: Less is More.

Max & Karin Allers  
1523 Sargent Ave  
St Paul

**From:** Max Allers [<mailto:max@maxmarcom.com>]

**Sent:** Tuesday, March 28, 2017 1:57 PM

**To:** Kantner, Libby (CI-StPaul)

**Cc:** #CI-StPaul\_Ward3; MAX Marketing Communications

**Subject:** Re: LeCesse Proposal

Libby,

YES, please do share my comments and concerns with planning et al. The congestion that accompanies expansion multiplies over time, so looking at any development in terms of 'today' is a failure. One must forecast, visualize what will be in future terms, taking into consideration; not merely this singular development, but others that will follow and have the same concerns and desires for expansion and use of space. Space not merely in terms of land, but thoroughfare. Density compounds itself in many ways and on many levels; to not see it in those terms, is to be blind. Making blind decisions in business usually brings companies down. In terms of a city; it increases taxation to make up for a lack of consideration and insight. I do not wish to pay for others mistakes or lack of visualization and understanding.

Thank You for reaching out to me.

Max Allers

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April 3, 2017

Mr. Williams:

Please enter into the public hearing record my objection to the development proposed by LeCesse Corporation at St. Clair and Snelling.

I do not object to the TN3 re-zoning. I object to the extra height sought in the conditional use permit--both the 76-foot height proposed by LeCesse and the 61-foot height recommended by the district committee. The developer is trying to squeeze enormous residential capacity into a small space. The city should not facilitate this but should adhere to its general 55-foot standard for the TN3 zone in this type of location, for the following reasons:

The extra height requested would have detrimental effects on the character and welfare of the immediate neighborhood. The proposed building is too big, too tall for this type of location--snuggled up against the backyards of a parallel row of single-family homes on Brimhall Street. Even with the set-back proposed, a building of five or six stories will loom unpleasantly over those homes and over the larger Brimhall neighborhood. The extra height also permits greater residential density than would normally be allowed, which will impose undue burdens on nearby streets.

The extra height requested is extraordinary in this part of the city and would set a precedent with detrimental effects on the broader community. From Marshall to Fort Road, and from Lexington to the River, on-the-street structures top out at four stories, with two exceptions. There are some larger buildings set off by themselves on large properties. But there are no street-side buildings of six stories and only two of five: the Vintage/Whole Foods development; and the old apartment building at Snelling and Randolph. Neither of these puts a five-story cliff along the sidewalk: the Vintage has a set back above its ground floor commercial/residential space; and the building at Randolph sports a small front yard. The absence of sidewalk cliffs and canyons and a lively commercial sidewalk scene help give this part of the city its "liveable" look and feel.

Nothing better demonstrates the deviant character of this structure than its parking ramp. Instead of the sidewalk storefronts and townhouse entrances commonly seen hereabouts, including at the new Vintage and Highland developments, this building offers the dead face of a long two-story parking ramp. This singular feature (found nowhere else in this part of the city except on Ford Parkway in Highland--something the city should not want to replicate) is the direct result of the excess residential capacity that the developer is trying to cram onto this site. The city should not encourage this by allowing deviation from its general height standard.

The conditional use permit should be denied. Fifty-five feet is enough for this type of location.

Submitted by  
Thomas Todd  
300 Brimhall Street  
St. Paul MN 55105  
651-690-5747

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**From:** Michelle Berg [<mailto:michelle555@visi.com>]  
**Sent:** Sunday, April 02, 2017 10:08 AM  
**To:** Williams, Josh (CI-StPaul); Liz Boyer; #CI-StPaul\_Ward3  
**Subject:** Quick Query St. Clair Snelling Site

Good morning!

Just a quick check in to see if there have been environmental ratings on the proposed St. Clair Snelling site as it relates to its many years as a location of a Dry Cleaning Service. Many of those former locations are designated afterwards as brown fields. Is there information about the status of the site as it relates to this criteria? If so, is it being taken into consideration in relation to its development?

It occurs to me that they may be unable to dig down for a parking lot because of this possible designation which then forces the building to be much higher than what is aesthetically companionable in the area.

If it is designated as such, I formally request that the information be made available to the public and that there is transparency about limitations as it relates to possible site development.

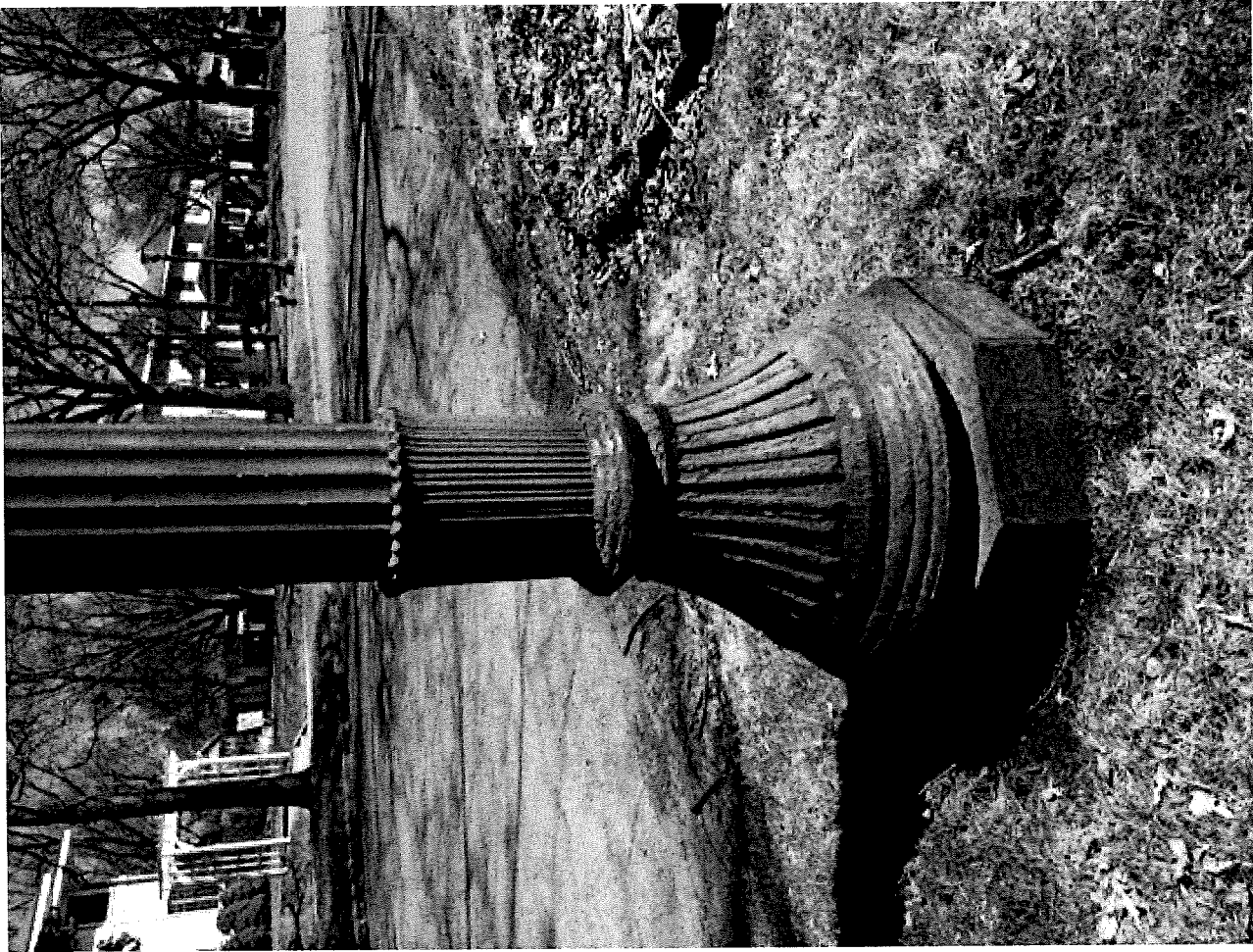
There may be other possibilities that are more suitable for that corner than the one currently in consideration. Also, will any of these taxes be used to deal with the aging infrastructure on my street? I would dearly love to have some of the following addressed:

Getting rid of lead water lines from the street to the house.

Re-placing curbs



Re-painting light poles



Many thanks,

Michelle Berg  
1528 Goodrich Ave  
St. Paul, MN 55105

>> From: Michelle Berg [<mailto:michelle555@visi.com>]  
>> Sent: Saturday, March 18, 2017 7:47 PM  
>> To: #CI-StPaul\_Ward4; Liz Boyer; Williams, Josh (CI-StPaul)  
>> Subject: Small shops help make the Twin Cities vibrant, affordable and dynamic | Star Tribune  
>> Good evening,  
>> Just a follow up to the letter I wrote earlier this week arguing for a more attractive and architecturally suitable building for the corner of St. Clair and Snelling. This article in the Star Tribune (3/18/17) makes it abundantly clear why it is desirable to do so.  
>> Take a look and maybe pass it along to the developers from Texas. A little personality goes a long way.  
>> <http://m.startribune.com/small-shops-help-make-the-twin-cities-vibrant-affordable-and-dynamic/416439153/>  
>> Kind regards,  
>> Michelle Berg  
>> Mac Grove resident since 1994  
>> I live at 1528 Goodrich Avenue in St. Paul Minnesota, 55105

Take a look and maybe pass it along to the developers from Texas. A little personality goes a long way.

<http://m.startribune.com/small-shops-help-make-the-twin-cities-vibrant-affordable-and-dynamic/416439153/>

Kind regards,

Michelle Berg  
Mac Grove resident since 1994

Josh,

Good afternoon. It's my understanding that you are the best contact for comments about the new housing development proposed for St. Clair and Snelling Avenue. I'm writing in the hopes that the existing plans for the new development will be subject to special scrutiny as befits our historically-specific neighborhood. Recent building projects and development in our area have run afoul of aesthetic conceits as it relates to stylistic and historic consistency and have resulted in an unevenness has felt like an architectural version of the "One of these things is not like the other" game. One notable example that immediately comes to mind is the recently completed house on the northwest corner of Sargent and Saratoga Avenues. Previously, there was a 100 year old four square stucco situated there. It was torn down and replaced by a house that stylistically is an *Ikea-meets-Duplo* mash up that is so at odds with everything else in the neighborhood, it is startling to look at.

I am a professional artist and have gone as far as working on my Master of Fine Arts, but I am certainly not unique in my point of view regarding this proposed project. I don't have to tell you that all the residents feel that there is an argument to be made for historic consistency in our neighborhood, both socially and culturally. It is an argument that even the Federal Government would recognize.

If you'll remember, **Summit Avenue** has the distinction of being one of the **oldest historic districts** in the nation. The reason? In the early 1980's a developer elected to construct a townhouse that would have been entirely suitable for a third ring suburb at the desperately inappropriate location of Summit and Dale. The structure sits immediately west of the Richardsonian Romanesque row house where F. Scott Fitzgerald wrote *This Side of Paradise*. The developers built this over the organized objections of area neighbors. They did so knowing that it marginalized the surrounding real estate from an aesthetic point of view. Afterwards, the incensed neighbors carefully organized their now federally recognized district, so that they would never have to face that kind of contrary and reckless development ever again. Today it serves as a continuing reminder of what happens *when people do not listen* to area residents and instead surrender to the temptation of the saber-rattling developers who frequently threaten to pull the plug if they don't get their own way. All these years later, I roll by the Summit Avenue row houses as a Tour Guide and point this out to tourists from across the country as a standing example of a specific kind of civic over-reach.

Another excellent example of the wholesale ignorance of style in a *municipal structure* would be the renovation of St. Paul Central in 1979-80. A stately Victorian brownstone that was a proud landmark on Marshall and Lexington, it would easily merit federally designated protection today. Back then they couldn't get organized fast enough to obtain this and so it was blithely re-structured to resemble a federal correctional facility. And again, it was built despite the organized objections of those in the surrounding neighborhoods. There was a patronizing dismissiveness at all levels of civic authority and so despite the many area residents concerns, the building was over-laid with the cinder block, asbestos (since removed) and white paneled material that stands today. Anyone looking at photographs of the old building will invariably groan at the blatant stupidity of this "progress".

St. Paul is first and foremost, a residential city. It's many beautiful homes are literally a gallery of period styles built by some of the finest architects and builders of their day. They are a huge drawing point for the people who long to live in them and be good stewards over their timeless architectural features. The beauty of the Macalester Groveland and Merriam Park neighborhoods are largely owing to the fact that people had a very different level of patience and vision regarding city planning back then. The looming tax base did not cast a shadow over the decision makers and so the result was to defer to the principals of beauty and workmanship in regards to scale, purpose, form and function. Greed and fear are so often the midwives of the architectural miscarriages that blot our neighborhoods.

Please, I genuinely urge you to *allow those experts suited to the task, to properly evaluate the designs of the structure that is being proposed for the southeast corner of St. Clair and Snelling*. People who are architects and artists who do not have a

vested interest in the taxes or economic aspects of the property, would be a good choice. If you do this well, more people will be encouraged to build other similar structures along the Snelling corridor. If this is handled poorly, I imagine that people will seek their deserved historic designation and all of the mandated protection which that implies.

I truly hope that you pay attention to these voices. For every letter you receive, there are another fifty people who stand in agreement but who simply do not have the time and inclination to write. This matters so much in relation to the overall future of the neighborhood. It doesn't matter how much density you try to create if people are no longer willing to live in the area.

I appreciate your time and consideration in listening to my concerns.

Regards,

Michelle Myers Berg  
1528 Goodrich Avenue  
Saint Paul, MN 55105

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**From:** [budjay@comcast.net](mailto:budjay@comcast.net) [mailto:[budjay@comcast.net](mailto:budjay@comcast.net)]  
**Sent:** Friday, March 31, 2017 3:59 PM  
**To:** #CI-StPaul\_Ward3; Liz Boyer  
**Subject:** After Thought

Please consider this, the Drugstore and apartments on the NE corner of St Clair & Snelling have solar panels on top of the two story building. Won't the 70+ foot building block those?

Vernon R Jorgensen  
16156 Berkeley Ave  
St Paul MN 55105  
(651) 698-0213  
[budjay@comcast.net](mailto:budjay@comcast.net)

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> From: Autumn Hubbell [<mailto:autumnhubbell@comcast.net>]  
> Sent: Thursday, March 23, 2017 5:34 PM  
> To: Williams, Josh (CI-StPaul)  
> Subject: Development at Saint Clair and Snelling  
>  
> Greetings!  
>  
> I live on the 1600 block of Stanford, so about a block and a half from where this development is proposed.  
>  
> First, I support redevelopment of that stretch of Snelling. Second, I do not support this particular building nor the changes in zoning it would require.  
>  
> We live in Saint Paul. That means something. I had a college friend from the outskirts of Chicago visit years ago, and she was astonished at the feel of a small town that was in the midst of a large metropolitan area. The scale of developments like these (almost a whole city block and 3-4 stories taller than what is on that corner already) do not fit that character.  
>  
> In addition, it does nothing for the neighborhood that surrounds it. Little to no retail, parking and traffic overflow potential, and the capacity to change the quiet feel of my neighborhood are big concerns for me.  
>  
> The city should be focused on redevelopment where it makes sense, but also consider where the development is. Why do people live there already? How can we make it better? What fits with the neighborhood? How can we make the community stronger?  
>  
> I would support a 3 story, maybe 4 story apartment building. I would support more retail. I would like to see those things. But they need to be thoughtfully developed and respectful of the neighborhood and have the logistical needs covered (traffic, parking, etc.)  
>  
> This development is not that. We do not want to be Uptown.  
>  
> Thank you for your time and consideration. If I am in error about any of my understanding of this matter, please let me know.  
>  
> Autumn Hubbell  
> 651.587.4776  
>  
> Sent from my iPhone

We are at 1677 Stanford. Thanks, Autumn Hubbell

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Please use this letter rather than my previous letter. Thank you!

Regarding the proposed development at 246-280 Snelling Ave South

Summary of recommendations:

Strictly limit the height of any development to a maximum of 55 feet

Require more street-level greenery and retail

I am a landscape architect living in St. Paul, and I strenuously object to granting a Conditional Use Permit for the proposed luxury apartment building at St. Clair Avenue and Snelling Avenue. (Florida's LeCesse Development Corp. at 246-280 Snelling Ave South.) I have attended all of the meetings about the project hosted by the Macalester-Groveland's Housing and Land Use Committee, upon which I sit. The vast majority of the comments at these meetings have been negative regarding the development proposal, with particular objection to the overwhelming height and scale. Neighbors know what they are talking about and should be listened to. St. Paul is a city of neighborhoods.

My husband and I spent 3 months traveling across the country to choose a place to live when we were in our 20s. After visiting Seattle, Portland, Denver, Boulder, Madison, Milwaukee and Burlington, Vermont, we chose St. Paul. We found that there was no other place that had older homes that had been kept up so well, along tree-lined streets and close to so many amenities. The small, local businesses were not like the chain stores and touristy places we found elsewhere.

One of the reasons I chose to get my master's degree in Landscape Architecture was that my behavior changed when I moved to St. Paul. I started borrowing cups of sugar from neighbors and talking over the fence. What was it about St. Paul that made me feel so neighborly? What are the structural elements of a good community?

I am a big supporter of Traditional Neighborhood zoning. However, I am also a big supporter of correct scale, and of architecture that contributes to the character of the neighborhood.

Macalester-Groveland's Long-range plan notes that the neighborhood is treasured for its "small town feel." On page 9, it states this goal: "Preserve Macalester-Groveland's peaceful community, while promoting a range of housing types and affordability to meet the needs of all people."

The proposed development is wrong for several reasons.

1. The scale is just enormous, dwarfing nearby houses and cutting off their views of the sky.
2. Architecturally the building creates the feeling of a 6-story wall along the sidewalk and alley, making it hostile to pedestrians. The paucity of retail shops along the Snelling frontage deepens that feeling.
3. The first floor is dedicated nearly completely to parking, meaning that there is no visual interest at the street level.
4. As a landscape architect, I have looked at the plans for possible planting opportunities. The amount of dirt that will be available to grow anything healthy is almost non-existent. Container plantings in the recesses of the building would be inadequate. The developer claimed recently that something would be planted along the alley, but there is virtually no ground to do so and the quality of the soil between alley and building will be very poor. Urban

planting in poor soils is often a failure, as we can see by many examples around the Twin Cities. Be wary of architectural renderings. Just because trees are drawn does not mean they will actually grow.

5. St. Paul should be concerned about affordable housing, not catering to luxury developers who propose generic buildings.

I specifically recommend against the Conditional Use Permit for the following reasons:

1. This building does not fit into the surroundings because it is too massive and the design is foreign to the adjoining St. Paul neighborhood.
2. It would be an example of “spot zoning.”
3. It would be detrimental to the existing character of the development in the immediate neighborhood.

Because Snelling Avenue is being re-zoned, neighbors are already going to have a lot to adjust to. Starting out with a variance of this sort would engender mistrust and future problems between the city and its residents.

Here is the rough math based on their statements at the recent Community Council hearing. They said that they would invest \$29 million to develop the property, and that the average rent would be \$2000 per month for 128 units. That comes to more than \$256,000 gross income per month, or roughly \$3 million per year. Many other developers in St. Paul are making it with much smaller buildings.

Were they to eliminate one floor of apartments, they would reduce the height of the building below 55 feet. With fewer apartments, parking requirements would decline, allowing additional first floor rent-paying retail at street level. Please suggest they consider this.

Let’s not approve the current proposal and make a mistake that will erode the very character that makes St. Paul so special.

Sincerely,

Margaret Malde-Arnosti

1722 Princeton Avenue

St. Paul, MN

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**From:** Winston Kaehler [mailto:winkaehler@gmail.com]

**Sent:** Sunday, March 26, 2017 6:36 PM

**To:** Williams, Josh (CI-StPaul)

**Subject:** snelling/st. clair development proposal

While I do favor higher-density development along Snelling Avenue to make it more viable as a transit corridor, I feel that the concentration of that development in limited sites is not the way to accomplish that overall goal. The development as proposed at the Snelling/St. Clair intersection will be too disruptive and incompatible with the surrounding existing land uses. In the long run, the factors that make that site so desirable (safety, housing values, ambience, convenience, etc.) will be so compromised by this development that it will be, in effect, a killing of the goose that lays the golden egg. The out-of-state developers that will be doing the project seem to have no longterm interest in preserving the very neighborhood amenities that make such a project feasible in the first place. If the City continues to pay only lip service to the legitimate concerns of neighbors, elected officials will be eroding their political base of support, City staff as well as officials will lose the trust of citizens, and in the end we will all lose except those developers who can make a profit and run, leaving us local yokels to suffer the consequences of short-term narrow-minded planning. Please reduce the size of this proposal, and spread high-density development more evenly along Snelling Avenue and other major corridors (as was done so wisely in the past).

**From:** Winston Kaehler [mailto:winkaehler@gmail.com]

**Sent:** Tuesday, March 28, 2017 9:21 PM

**To:** Williams, Josh (CI-StPaul)

**Subject:** Re: snelling/st. clair development proposal

My street address is 1712 Palace Avenue, St. Paul, MN 55105. I was not aware that my message could be read by others besides you. I hope it will be. Thank you for your reply and consideration.

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**From:** Imad Libbus [mailto:[ilibbus@gmail.com](mailto:ilibbus@gmail.com)]

**Sent:** Friday, March 03, 2017 8:44 AM

**To:** Kantner, Libby (CI-StPaul)

**Subject:** St. Clair - Snelling Development

Libby,

I strongly object to the height of the proposed new development on Snelling and St. Clair. What is the best way for me to express this to the decision-makers?

Imad Libbus

[ilibbus@gmail.com](mailto:ilibbus@gmail.com)

Tel: [651.343.4431](tel:651.343.4431)

Mr. Williams,

I will be attending the April 13th hearing, but I wanted to also give you my comments ahead of time. I live on the 1700 block of Stanford Avenue, about 2 blocks west of the proposed development on Snelling and St. Clair. I very much support development and improvement of this location; however, I have some very serious concerns about the proposal. I know that many of my neighbors are concerned about parking and traffic issues; however, my primary concern is that the proposed development is contrary to the character of the neighborhood, and indeed contrary to the character of all of Mac/Groveland.

The proposed development, at 76'10" tall, is much too tall for the neighborhood. Furthermore, the fact that it rises in a straight wall from the sidewalk makes it a massive structure that dwarfs all of the buildings in the area and dominates the intersection. I live 2.5 blocks away, and I would be able to see it looming over the eastern horizon from my front door. The visualization images that the developer submitted are absolutely horrifying.

To support the proposal, the developer presents a ridiculous collection of buildings for comparison: Wilder Park, Highland Park Water Tower, Cleveland Hi-Rise, and 740 Mississippi Blvd. None of these building are in the neighborhood! You can drive Grand Avenue from Dale to Cretin, Snelling Avenue from 94 to the river, and Randolph Avenue from 35 to Cretin and not encounter a single building this large that's not on a college campus. Even the Whole Foods complex on Selby, which towers over a more commercial part of Snelling, is 20 feet shorter than this proposed development and has significant set-backs of the residential floors. A better comparison is the Oxford Hill development (Grand and Oxford), which only has 3 residential floors above the retail level, and has significant set-backs.

This development must be shorter than the proposal, and must also have the upper floors set back from the street. The proposal as it currently stands will destroy my neighborhood.

**Imad Libbus**

Tel: 651.343.4431

[ilibbus@gmail.com](mailto:ilibbus@gmail.com)

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Josh,

I've attended a couple of the Mac-Grove Community Council committee meetings related to this project. I'm impressed with how both the developer and the committee have presented information regarding the project. I'm also impressed with the developer's interest in neighborhood concerns and their design flexibility in response to these concerns.

For the most part I'm in favor of the proposed development for this site. As many folks have stated, the existing buildings are an eyesore and under-utilize the land.

I think that multi-family housing is an excellent proposal. Snelling Ave is a prime corridor for this type of housing. The existing transit structure, particularly with the addition of the A Line, beckons higher density housing.

I support the zoning change to T3, as well as the CUP height change to 61.5 feet. I also agree with the guidelines that the Mac-Grove Housing and Land Use listed regarding the CUP are well considered.

My concerns are these:

1. St. Paul, and in particular our neighborhood, has a lack of affordable housing. This project will do nothing to answer that deficit.
2. There needs to be more consideration for street level retail. Site and neighborhood conditions (the ground water level and the height restrictions, respectively) may challenge the project, but to eliminate any retail space doesn't provide our neighborhood with a vibrant streetscape. And housing density without local amenities isn't a sound community plan.
3. I'd like to see the city be more innovative about dealing with an over abundance of parking slots for these types of developments. Put simply, what's the sense of promoting density on transit corridors while enforcing the out-of-date codes for parking slots per unit?

Sincerely,  
Bob Buck  
1494 Sargent Ave

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From: Rhys Ledger [<mailto:rhysledger@me.com>]  
Sent: Thursday, March 23, 2017 10:26 PM  
To: Williams, Josh (CI-StPaul)  
Cc: Kantner, Libby (CI-StPaul)  
Subject: Snelling & St Clair Proposal

My family lives at 1440 Wellesley Ave. We support the proposed development with a few minor caveats. We ask that sunlight for Corner Drug's solar panels be preserved. We also request serious requirements to maximize pedestrian orientation and for the planting and maintenance of boulevard greenery. Walgreen's is an example of wholly inadequate attempts at both.

Thank you.  
Rhys Ledger

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In relation to the St. Clair / Snelling development, I would like to express my support for this type of development in area. I think these type of developments will ensure vibrancy and continued investment in the area for years to come, and I know that Snelling avenue offers plenty of transportation options.

However, as others may have already expressed, I'm extremely concerned about the height variance request. The proposed building height seems extremely too tall, and does not seem to fit with the surrounding buildings/ might clash with existing surroundings. While I encourage this type of development (mixed used / dense), the variance height request seems to be a bit excessive and would encourage the developed to consider reducing / removing one of the floors (or finding another way of significantly lowering the building height).

Ideally, the builder could move forward with the project and stay within the current height limits.

Again, I'm excited to see this type of development here, and hope that the new residents and possible new tenants (stores) bring new enthusiasm and energy to our area.

Carlos R. Cruz  
St. Paul, MN

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**From:** Meg Arnosti [mailto:arnosti.meg@gmail.com]  
**Sent:** Sunday, March 26, 2017 7:58 PM  
**To:** Williams, Josh (CI-StPaul); #CI-StPaul\_DSI-Zoning; Anderson, Tia (CI-StPaul)  
**Subject:** Letter against the CUP for Snelling and St. Clair

To: Josh Williams and Tia Anderson

Regarding the proposed development at 246-280 Snelling Ave South

Summary of recommendations:

Strictly limit the height of any development to a maximum of 55 feet

Require more street-level greenery and retail

I am a landscape architect living in St. Paul, and I strenuously object to granting a Conditional Use Permit for the proposed luxury apartment building at St. Clair Avenue and Snelling Avenue. (Florida's LeCesse Development Corp. at 246-280 Snelling Ave South.) I have attended all of the meetings about the project hosted by the Macalester-Groveland's Housing and Land Use Committee, upon which I sit. The vast majority of the comments at these meetings have been negative regarding the development proposal, with particular objection to the overwhelming height and scale. Neighbors know what they are talking about and should be listened to. St. Paul is a city of neighborhoods.

My husband and I spent 3 months traveling across the country to choose a place to live when we were in our 20s. After visiting Seattle, Portland, Denver, Boulder, Madison, Milwaukee and Burlington, Vermont, we chose St. Paul. We found that there was no other place that had older homes that had been kept up so well, along tree-lined streets and close to so many amenities. The small, local businesses were not like the chain stores and touristy places we found elsewhere.

One of the reasons I chose to get my master's degree in Landscape Architecture was that my behavior changed when I moved to St. Paul. I started borrowing cups of sugar from neighbors and talking over the fence. What was it about St. Paul that made me feel so neighborly? What are the structural elements of a good community?

I am a big supporter of Traditional Neighborhood zoning. However, I am also a big supporter of correct scale, and of architecture that contributes to the character of the neighborhood.

Macalester-Groveland's Long-range plan notes that the neighborhood is treasured for its "small town feel." On page 9, it states this goal: "Preserve Macalester-Groveland's peaceful community, while promoting a range of housing types and affordability to meet the needs of all people."

The proposed development is wrong for several reasons.

1. The scale is just enormous, dwarfing nearby houses and cutting off their views of the sky.
2. Architecturally the building creates the feeling of a 6-story wall along the sidewalk and alley, making it hostile to pedestrians. The paucity of retail shops along the Snelling frontage deepens that feeling.
3. The first floor is dedicated nearly completely to parking, meaning that there is no visual interest at the street level.
4. As a landscape architect, I have looked at the plans for possible planting opportunities. The amount of dirt that will be available to grow anything healthy is almost non-existent. Container plantings in the recesses of the building would be inadequate. The developer claimed recently that something would be planted along the alley, but there is virtually no ground to do so and the quality of the soil between alley and building will be very poor. Urban planting in poor soils is often a failure, as we can see by many examples around the Twin Cities. Be wary of architectural renderings. Just because trees are drawn does not mean they will actually grow.

5. St. Paul should be concerned about affordable housing, not catering to luxury developers who propose generic buildings.

I specifically recommend against the Conditional Use Permit for the following reasons:

1. This building does not fit into the surroundings because it is too massive and the design is foreign to the adjoining St. Paul neighborhood.
2. It would be an example of “spot zoning.”
3. It would be detrimental to the existing character of the development in the immediate neighborhood.

Because Snelling Avenue is being re-zoned, neighbors are already going to have a lot to adjust to. Starting out with a variance of this sort would engender mistrust and future problems between the city and its residents.

The developer claims that it won't work for them economically to design the building any other way. However, here is the rough math based on their statements at the recent Community Council hearing. They said that they would invest \$29 million to develop the property, and that the average rent would be \$2000 per month for 128 units. That comes to more than \$2.5million gross income per month, or roughly \$30 million per year. This looks like a very lucrative proposition. Surely a smaller building would still be profitable. Many other developers in St. Paul are making it with much smaller buildings.

Were they to eliminate one floor of apartments, they would reduce the height of the building below 55 feet. With fewer apartments, parking requirements would decline, allowing additional first floor rent-paying retail at street level. Please suggest they consider this.

Let's not approve the current proposal and make a mistake that will erode the very character that makes St. Paul so special.

Sincerely,

Margaret Malde-Arnosti

St. Paul, MN

1722 Princeton Avenue  
St. Paul 55105

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**From:** MARY ANTONIA WILMES [<mailto:mary@sagewoman.net>]  
**Sent:** Monday, March 27, 2017 3:33 PM  
**To:** Williams, Josh (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward3  
**Subject:** St. Clair & Snelling development

Hi, I've attended several of the neighborhood meeting about this proposed development. I have some sympathy for the proposed developers, especially after they learned they couldn't do underground parking because the water table is too high. (Wouldn't one want to test such things before getting any further?)

I live 3 blocks away and am not directly impacted, other than traffic and parking on that corner. However, I can't get over how tall the proposed building, which will have an even larger impact because it's also so long. It will be 61' tall without the "decorative towers" (?) which take it up to 76". At an early meeting, someone compared it to one some distance south; no, that one is only about 46" if my memory is correct. I drive up and down and can't find any building as tall as this one is proposed to be. In fact, I've not seen any on University Ave, where something of this size belongs, although I admittedly haven't driven up and down the whole avenue checking. I understand there is another proposed one about the same height for Snelling and Carroll. That area is increasingly commercial, being so near I-94.

Also, the design has no relationship to buildings in the area.

I don't know how the proposed development could qualify as "mixed-use" since I believe the current proposal only has about 1000 square feet set aside for one retailer, if that. I don't consider that reasonable "mixed-use."

The backdoor neighbors to the proposed development on Snelling and St. Clair are small houses, many of them bungalows. The proposed building is way out of scale. I believe the developers will argue that they can't build one 4 stories high that would be financially feasible. I say Fine. The city has no duty to make a property work for what someone wants to build on it. Let's have the property owners clear the land and we could have a temporary park until a suitable developer makes a realistic proposal.

I appreciate the opportunity give my opinion without needing to go to another meeting. Thanks.

**Mary Antonia Wilmes**  
**1393 Berkeley Av**  
**Saint Paul MN 55105**  
**651-698-0301**

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**From:** Kathleen Deming [mailto:kanndeming@yahoo.com]  
**Sent:** Monday, March 27, 2017 9:56 PM  
**To:** Williams, Josh (CI-StPaul)  
**Subject:** My address to make my comments copacetic...

I live at 1562 Goodrich, St Paul 55105 - since 1970.  
We are getting the distinct impression that city planners don't give a damn about what those in the neighborhood think.

If you wish to reach me, I'm at 651-699-8731, seldom check e-mail.

I'd be happy to take you on a 30 min. walk through the immediate neighborhood and show you some large medium, and small city planning mistakes.

Kathleen Deming

**From:** Kathleen Deming [mailto:kanndeming@yahoo.com]  
**Sent:** Tuesday, March 21, 2017 4:55 PM  
**To:** Karen Osen; Williams, Josh (CI-StPaul); Michelle Berg  
**Subject:** A thought...

If a new smaller building which provides ample parking for already-existing business on the corner of Snelling/St. Clair is approved - and provides for lower-rent housing, I think it should provide for the existing businesses on that SE corner to remain there as part of the retail infrastructure, as they've served this community for decades.

Kathleen Deming

Dear Mr. Williams ~

As a decades' long resident of Mac-Groveland, I am writing to tell you how alarmed I am at the proposals for buildings in the area which I think sully the unique character of our neighborhood.

I mourned the loss of the unique 1930's-ish architecture of Novick's on Snelling south of St. Clair. It did a steady business, and I always admired the workmanship of the beautiful brick-work when I passed by. To see it replaced by

a lamentably non-notable 3-plex business "box" - one of which is a chain dry cleaners, which can in no way make up for our loss of Stoltz Cleaners on Grand Avenue, whose character is being encroached upon by more and more national chain stores, instead of the individual stores which give our area its special "flavor."

What is proposed for the block on the southeast corner of Snelling and St. Clair is just another non-architecturally noteworthy building similar to the blah of The Waters at Scheffer and Snelling and the similar building on the south side of Oxford and Grand. These buildings all look as if they were built with an intended life span of about 40 years. Do we not intend to keep our neighborhood history?

PLEASE do not foist the Snelling St. Clair mega-plex on this neighborhood. I frequent a number of those businesses on that parcel of ground: Brinkman's is unique. Lund and Lange is the only nursery within bikable distance. The parking lot on that corner is sorely needed to make up for all the parking wiped out by the so-called traffic-calming median and the A-Line bus shelter. It's really sad to see people have to park so far away to limp to the Corner Drug Store or to carry a sick pet to Animal Medical Clinic. (Yes - 'bye-'bye to Pro Pharmacy, one of the few remaining independent drugstores we had left when the unneeded CVS opened on Grand and Fairview, where we really needed another grocery store.)

When I first moved here, I could walk to grocery stores at Grand and Fairview (IGA), to Applebaum's on Snelling and Ashland, or to Red Owl (now upscale Kowalski's. There was also the tiny beginning co-op on St. Clair (now a mega-store down on West 7th Street). Now the only thing close by is family-owned Widmer's which is on the lousy St. Clair bus-line. Why is everything getting "mega" when so much of the



population is over 60??? I don't want to walk through miles of aisles.

People keep applying for variances to tear down/build bigger houses - almost lot line to lot-line, some with triple-car garages and parking pads, or adding 2-1-1/2 wide concrete parking pads beside their garages, or new garage-mahals that are extra-wide and extra-tall.

All of this is changing irrevocably the character of our neighborhood. My sister who was up for a long visit a few months ago for the first time in fifteen years remarked: There isn't the neighborhood "feel" there used to be.

Another issue: the city keeps spending money to put in pathetic little "rain gardens" which must be maintained - to soak up rain-water drain-off. I say: Stop putting more and more acreage under concrete.

My final comment on this: once a piece of land is "developed" it almost never reverts (as is happening in the ruined city of Detroit) to wild or tilled acreage. I suggest this: Since the 135-acre Ford plant site has been off the tax base for so long already, the city is not going to be losing more money if the land is allowed to be natural. I suggest a wild park a la Crosby park with a simple walking trail through it. That would surely count for a lot more rain take-up than a few rain gardens.

And if we're determined to build ka-zillions of housing units, why don't they include SRO's and non-glitzy units that people can actually afford to live in?

Sincerely,

Kathleen Deming

1562 Goodrich Ave.

St. Paul 55105

Phone:651-699-8731

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**From:** Alison Pfankuch [<mailto:alison.pfankuch@gmail.com>]  
**Sent:** Wednesday, August 31, 2016 9:00 PM  
**To:** Sage-Martinson, Jonathan (CI-StPaul); #CI-StPaul\_Ward3  
**Subject:** Snelling and St. Clair development

I was really excited to hear that the SE corner of Snelling and St. Clair is finally going to be redeveloped until I saw the drawing and article in the Villager. A six story block long building does not fit in this neighborhood. It would be a giant wall towering over adjacent properties and the street. Redevelopment on a scale such as this should not be allowed. We need developers that want to work with the city and neighborhoods to enhance and improve our community, not just maximize profits for the developer. Higher density development does not have to look like this.

Sincerely,

Alison Pfankuch

1640 Niles Ave

St Paul, MN

**From:** Alison Pfankuch [<mailto:alison.pfankuch@gmail.com>]  
**Sent:** Wednesday, March 01, 2017 6:19 PM  
**To:** Kantner, Libby (CI-StPaul); #CI-StPaul\_Ward3; Sage-Martinson, Jonathan (CI-StPaul)  
**Subject:** Re: Snelling and St. Clair development

I just read the article in the Villager about the "revised" plan by LeCesse for the St. Clair and Snelling corner. Adding some brick, stone, and glass does not change or disguise the fact that this is a **block long 5-6 story wall in a neighborhood setting**. There is nothing in this area or along Snelling Ave that is any where near this tall. I fully support redevelopment on this corner, but this does not fit the neighborhood and the city can do better.

Sincerely,

Alison Pfankuch

1640 Niles Ave

St. Paul, MN 55116

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> **From:** Ted Powell [<mailto:Ted@PremierFence.com>]  
> **Sent:** Tuesday, March 14, 2017 8:24 AM  
> **To:** Williams, Josh (CI-StPaul)  
> **Subject:** Saint Clair and Snelling development  
> Joe  
> I grew up on Saratoga just two blocks away from my first job which was in 1973 and at the Saint Clair Broiler.  
> That intersection doesn't need a 4 or 5 story building, it would wreck the look and feel of the old neighborhood.  
> Ted  
> Ted Powell  
> Premier Fence  
> [www.premierfence.com](http://www.premierfence.com)  
> 612-859-8050  
707 Grand Ave Apt 8  
Saint Paul MN 55105

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**From:** Mark Gilbert [<mailto:markgilbert@pobox.com>]  
**Sent:** Saturday, March 25, 2017 12:56 PM  
**To:** Williams, Josh (CI-StPaul)  
**Subject:** Snelling Saint Clair Development

Dear Mr. Williams,

Thanks for asking for community input for the development at Snelling and Saint Clair.

I am in favor of developing higher living density long Snelling Avenue. Snelling has great shops and services, and with higher density could support even more. It also has great transportation options. It's a good place to drive, and it has the A-line connecting to both light rail lines.

I don't think all the density we want has to be built on this one lot. I think the 55 feet that we've already planned for would be sufficient, rather than granting a variance to allow 61.5 feet. What's the point of planning, if we just ignore our plans whenever a developer asks us to?

I think the set-back on the Vintage at Selby and Snelling did a good job of reducing its visual bulk. Could something like that be done here? I'm not sure how I feel about the decorative towers. Do they lighten the impact, or just make it tower over its neighbors?

Thanks for your time. I look forward to the new development.

Regards,  
Mark Gilbert  
Mark Gilbert  
1855 Lincoln Ave.  
St. Paul, MN 55105

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**From:** Amanda Nippoldt [mailto:[anippoldt18@gmail.com](mailto:anippoldt18@gmail.com)]

**Sent:** Tuesday, March 21, 2017 7:12 PM

**To:** Williams, Josh (CI-StPaul)

**Subject:** St. Clair and Snelling Development

To John Williams, City Planner with the Dept of Planning and Economic Development,

We are writing to you to express our hesitations and real concerns with the development proposal for the corner of St. Clair and Snelling with LeCresse Development Corporation. My husband and I relocated to Saratoga St S (two blocks in from the proposed development) from Saratoga St N. where the recent Vintage on Selby was recently erected. While we do believe that this block would benefit from a major upgrade we know that the proposal from LeCresse is does not remotely fit our neighborhoods needs, aesthetic, and more.

As mentioned we recently relocated from Saratoga St. N where the Vintage on Selby was developed. While it was an exciting addition, the congestion from traffic which increased three fold was one of the numerous reasons for our relocation. The noise, lack of privacy, diminished view and loss of natural light caused us to consider purchasing a home in a single-family neighborhood. Obviously with such a small address change, you can see we love this area. It's quaint, quiet and filled with small business, all things that we and our neighbor's have been drawn too.

One of our issues with this development is the sheer size and proximity to single family homes is unprecedented and causes serious concerns with issues we dealt with at Vintage on Selby. LeCresse's examples of building height do not take account of where these buildings are actually located. Even Vintage on Selby is butted up against nearly all multifamily rental homes. When researching their building examples, Vintage on Selby, The Finn, The Waters, Wilder Park, Highland Water Tower, Cleveland High Rise and 740 Mississippi Blvd, you'll see that they are buffered by parks, parking lots, commercial buildings or multi family rentals as mentioned before.

We also believe that aesthetic does not appeal to our wonderful neighborhood and we feel that LeCresses as a company does not have any experience in creating an urban build such as this as they have worked mainly in suburbs with ample room for large scale projects. The sheer size of the building is nearly 1 1/2 blocks long and will simply tower over anything in the vicinity. There are no stepbacks nor setbacks to create dimension along Snelling avenue, essentially having us walk along an unsightly 61 foot wall. The lack of retail is another cause for concern as there is no additional value or draw for residents or potential visitors.

Again, we would love to see this are refurbished. I recall a project on 1174 Grand Avenue with Ryan Burke who is developing a building between two brownstones. His renderings show an eight unit condo with three stories and a similar exterior to the buildings surrounding the lot. Not even remotely close to the behemoth proposed for our corner and even he was blocked from the project because the building was too large and exceeded the lot coverage and setbacks. But his building is something we would happily like to see more of in terms of the size and aesthetic because it fits the charm of our neighborhood.

On top of all these concerns are that this project is will set a precedence for other developers to build bigger and bigger essentially erasing the historical charm and quaintness of Mac-Groveland. As of now we already know that there are developers looking at Laurel and Dale, Carroll and Snelling, Grand Avenue and Syndicate, etc.

Overall, we are happy to see changes coming to the area. We have spent nearly eight years enjoying everything Mac-Groveland and Highland has to offer. The people, the stores, the architecture. We truly love it all, so much so that we have invested an great deal of money into creating a life here. We truly hope that you take these concerns seriously and that moving forward a vision to keep the integrity of Mac-Groveland/Highland Park/Merriam Park is made a priority as the area continues to flourish.

Thank you for your time and consideration. Please feel free to email me with any questions. I have attached a document with visual aids of what I have discussed within this email.

Best,  
Amanda Nippoldt

Also, I am aware of LeCresse's dilemma of it would not be economically feasible for them unless they have so many apartments which is why the building is so high, but from previous meetings I have been made aware that there are several solutions to that problem.

My address is 304 Saratoga St S St. Paul, MN 55105

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Bart Bevins

If the developer can't afford to build anything less than 6 stories the city should end this now. 4 stories is the max. Their building is too big and exceedingly boring. They should find a new site and the city start over. Sorry Josh.

Sent from my iPhone

> From: Bart Bevins [<mailto:bartbevins@gmail.com>]  
> Sent: Sunday, March 26, 2017 6:55 PM  
> To: Williams, Josh (CI-StPaul)  
> Subject: St Clair & Snelling development  
>  
> Josh - To follow up; at minimum, there is no reason to raise the maximum height from 55 feet if the city changes the zoning. Again if the developer can't proceed unless it builds the building it is proposing then the developer should move on. Do not raise the height!

My address is 1717 Scheffer Ave.

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Hello.

I'm new to this topic but the building design is painfully generic and monolithic--Texan. And far too tall. How about step backs on the Snelling facade? Higher and lower elevations on that facade? Materials that blend better with the neighborhood's red-brick look? Please reduce the height and make it an interesting building.

Marilyn Ziebarth  
185 Vernon

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23 March 2017

Josh Williams  
City Planner  
[Josh.Williams@ci.stpaul.mn.us](mailto:Josh.Williams@ci.stpaul.mn.us)

## Re: Deny CUP for LeCesse Proposal

Dear Mr. Williams:

I just returned from my third community council meeting regarding the proposed building of the mammoth, block-long apartment by Florida's LeCesse Development Corp. at 246-280 Snelling Ave S. I know I am just a single taxpaying, 4<sup>th</sup>-generation St. Paul physician, while Lecesse is company that manages 40,000 apartments nationwide (but so far as I know does not pay St. Paul taxes). Nevertheless, I and my family of four strenuously oppose the Conditional Use Permit, or CUP for this project. The finished project should have a height no taller than the 55 foot maximum allowed without a CUP under the T3 zoning change being sought. I am not opposed to the zoning change itself.

My family has lived at 305 Brimhall St. since 2001. We've seen a turnover of the block from one where there were virtually no young families with kids to one where, at last count, we had over 20 children, attending Randolph Heights, Ramsey Middle School, L'Etoile du Nord, Holy Spirit and Cretin High School. My 11 year-old's two favorite things in the world are first to ride her pink scooter up and down the block, and second to walk to the Corner Drug for ice cream cones. I walk to the Bean Factory and to Defining You Pilates in one direction and to Shish and Dunn Bros in the other. We also take Lyft and public transit to avoid having or using two cars. When Mayor Coleman was running for office the first time, I met with him at Café Amore on Grand to talk about the link between walkable, bikeable neighborhoods and public health.

That background is all to say that we live here principally to create and enjoy a lifestyle that focuses on walking, biking, gardening and hanging out on the front porch. **This project as proposed would be detrimental to that lifestyle, and our neighborhood's quality and character.** As such it does not meet the criteria for granting a conditional use permit.

Clearly, we are not opposed to in-fill development or a more population-dense city; in fact, that corner has needed redevelopment. The problem is this particular project does *not deliver* development that respects the desires of the residents of this neighborhood – the project fails to reflect what it is that makes MacGroveland a place we want to live in. If built, it also is my personal opinion that this project would indirectly have public health impacts that are detrimental. Let me iterate these concerns, below.

- Most significantly, **the height of this building is overwhelming** and would create an oppressive environment for the entire block. A project going as high as 76 feet would create a canyon effect that would deprive pedestrians and residents of access to light and visual space. On the alley, the elevations make it appear that the building actually would loom over the alley, further creating the sensation of a dark, canyon.
- One thing my family, and I believe my neighbors as well, treasure about our St. Paul neighborhood is that it allows us to see the moon and the night sky at night; this project would deprive us of that view both in its mass and in excessive light pollution. Building enormous 76 foot lighted towers is definitely not a solution to the looming mass of the project. In fact, it creates this second problem of **visual light pollution**.
- Not only the height, but **the uninterrupted length of the building is the problem**, because it will replace a busy commercial strip of active, taxpaying businesses with only a single retail store and parking. With parking being above ground, this is basically a parking ramp for just about the entire block. Unless your idea of a healthy city is people walking from their apartments to the ramp to the drive to their jobs in the suburbs, I cannot think of a bigger damper on the kind of busy, vibrant street life that most of us want for our neighborhoods. Putting a few window boxes on the street will not make this the bare Snelling facade friendly to pedestrians. That is what the Walgreens on Randolph and Snelling does, and it is pathetic.

The best way to encourage walking and a pedestrian-friendly cityscape is to have actual retail at the street level, with doors located on the street and windows into actual business activity, not window boxes. As planned, the street level view of this building would be a fake curtain, hiding the parking ramp within, with one teeny little bit of retail (1800 sq feet) at one corner. If you want a resource that talks about what truly constitutes pedestrian-friendly urban development, I highly recommend Urban Sprawl and Public Health: Designing, Planning, and Building for Healthy

Communities (Island Press) by two former directors of the CDC's environmental health division, Drs. Howie Frumkin and Richard Jackson, along with Larry Frank. Frumkin, Frank and Jackson also point out that what creates pedestrian-friendly urban density is not a 6-story tall building which has a few token setbacks (which is what is being proposed) going up the entire height of the building. To lessen visual mass, the solution instead is to have graduated setbacks that get greater as one moves up the building – more like a pyramid than a canyon, in other words. This is a public health issue because people who walk more are healthier and less obese; neighborhoods with more walking inhabitants are safer and more connected.

At 76 feet (with its towers) or even at 62 feet, this building is far too tall for this very residential neighborhood. Even though the existing buildings are two stories, I would welcome a building 50% taller – that is, three stories. With some trepidation, I could even accept a four story building but only if the upper two floors were stepped significantly back from the street and alley to reduce the canyon effect and make the feeling of the mass on the street more in keeping with the existing buildings on the other two corners of that intersection. In fact, this building is taller than any other building in a similar St. Paul neighborhood that we can think of. It is taller than the Vintage, and that is a far different neighborhood, much closer to the I-94 corridor.

As an aside, I suspect the traffic studies discussed for Snelling congestion have been inadequate at predicting the impact on neighborhood safety and public welfare. As you know, car traffic brings emissions and air particulates, which are triggers for asthma and other respiratory disease. My understanding is that the existing traffic studies have only looked at traffic impacts on Snelling itself, and not on side streets like Brimhall, where I live. I can tell you that Brimhall already has excessively fast and busy cut-off traffic trying to avoid congestion at the lighted intersections of St. Clair and Jefferson on Snelling. Second, any studies done previously certainly have not taken into account the traffic impacts of the massive new stadium and related development that is beginning a short ways north on Snelling and University. I think it is reasonable to assume that this will certainly increase congestion and traffic south on Snelling at St. Clair, to which this outsized apartment building would only add.

We unequivocally oppose the conditional use permit to allow for construction of a building over 55 feet tall. I look forward to your response. In particular, I would like to see a written response to my assertion that the CUP would NOT meet the required criteria, since it would be detrimental to the neighborhood as well as potentially to public health and welfare.

Yours in St. Paul,



David Wallinga, MD  
305 Brimhall Street, 612-423-9666

Cc: Chris Tolbert  
Liz Boyer

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Hi Josh,

I am a long time Mac Grove resident and am interested in the design for the Development at St Clair/Snelling. The current design is completely out of scale with the neighborhood and will cast long shadows on the two story neighboring historic buildings. Reducing the project to three stories would be better. I strongly urge at minimum that this project be reduced to T-3 (55 feet in height). Thank you for your time.

Scot Nortrom

1910 Berkeley Avenue

651.363.2424

Scot

~~~~~  
Scot Nortrom  
Operations Manager, Community Design Group (CDG)  
212 3rd Avenue North, Suite 515  
Minneapolis, MN 55401  
Email: [snortrom@c-d-g.org](mailto:snortrom@c-d-g.org)  
Office: 612-354-2901 | Mobile: 612-405-3160  
Web: [www.c-d-g.org](http://www.c-d-g.org)  
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Josh,

I am adamantly opposed to this development because of its overall size and height. A maximum height of 4 stories makes much more sense for the surrounding aesthetics of the neighborhood. And its overall size is excessive as well considering what's around it.

I am a Mac-Groveland resident. My husband and I live at 351 Warwick Street and he is in agreement with my concerns. I hope you will share our concerns with the developers and the city.

Kathy Childers

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Hello,

I live about 1/2 mile away from this site, at 1799 Sargent.

There are 77 units planned with only one bedroom. People who only need or can afford one bedroom might be less likely to have a car and more likely to have bicycles. This site has very handy access to bus service. So, I would like to see the building be less tall, have less car parking, and more bicycle parking.

Janet Anderson

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On Wed, Mar 22, 2017 at 2:07 PM, Betsy Fabel <[betsyfabel@gmail.com](mailto:betsyfabel@gmail.com)> wrote:

Liz and Josh,

Please enter the following in to the record and share it with board, council and committee members:

If the design of this project was in keeping with the brick buildings in existence in the vicinity, and/or pushed the envelope of design with alternative finishes, step backs, green building features I could see its potential. This design is out of scale, favors cars way too much, reduces the livability of the street level neighborhood by ignoring the desirability of street level retail/commerce, and is just plain suburban ugly.

I am not opposed to density nor to redevelopment of this parcel but this particular project is not a good fit for this neighborhood. I would say that this incarnation of this project is what is not a good fit but since none of the incarnations have differed greatly (except to lose street level retail in favor of parking) I have to believe that it is this developer that is not a good fit.

I support transit oriented development and higher quality/more innovative architectural design. The city can drive forward thinking development--I hope that it will do so.

Thank you,

Elizabeth Fabel  
1721 Princeton Avenue  
Saint Paul, MN 55105  
[651-698-8771](tel:651-698-8771)

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Dear Josh Williams,

I am writing from a few blocks away to explain my opposition to the new possible building at the corner of Snelling and St. Clair.

I've been a property owner here for 25 years because of the quality of the neighborhood.

I am not against density and think that the combination of new retail and residence is a good idea for that corner. However the building design is still too high, the towers are inappropriate and there will be too much light lost at that corner.

I think many residents are very unhappy about the current design but would be quite happy with a scaled-down version that fits the scale of the Mac Groveland neighborhood.

"Nor," Eleanor Hall  
142 Cambridge Street  
Saint Paul, MN 55105

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Julia Earl & William Moseley  
372 Macalester St.  
St. Paul, MN 55105  
healthykidsmn@gmail.com Moseley@macalester.edu  
22 March 2017

HOUSING AND LAND USE COMMITTEE MEETING

Macalester-Groveland Community Council

Josh Williams

City Planner with the Dept of Planning and Economic Development, City of St. Paul, MN

Dear Committee Members and City of St. Paul:

We (Julia Earl and William Moseley) oppose the proposed 246-280 Snelling Ave S development by the LeCesse Development Corp. We are a neighborhood family and have lived in MacGroveland for the past 15 years. We have two school-aged children who travel by foot and bicycle to neighborhood-based Tae Kwan Do classes, lawn-mowing jobs and babysitting. We regularly rejoice with our quality of life enjoying St. Paul's multiculturalism; our ability to walk to neighborhood businesses; and the largely single-family housing and light business mixture of our neighborhood. As Mac-Groveland residents we are able to walk to nearby businesses to get prescriptions filled at St. Paul Corner Drug, see movies at the Grandview and catching a meal or ice cream cone at a nearby eatery/ice cream shop.

We find the proposed 5-story building (plus towers) COMPLETELY INAPPROPRIATE!! The proposed development comparing building height to "Existing Neighborhood Buildings" is also inappropriate and misleading given where they are placed and the quiet, low-density residential neighborhood that MacGroveland is. While the two illuminated towers might be acceptable in Florida developments, they are not welcome in St. Paul. We love taking in the evening sky and stars. We do not want any further urban light pollution.

While we find a degree of urban rejuvenation acceptable, the nature of this development is not. We would find a 2-3 story building is acceptable. We live in a quiet residential neighborhood with light retail. We are already extremely concerned regarding high traffic on Snelling Avenue with motorists regularly running red lights on Snelling and speeding as it is. More traffic due to more high density housing is not in keeping with *our* neighborhood. We add further as residents near the corner of Jefferson Avenue and Macalester Street that speeding motorists who run the stop sign and honk at pedestrians are already an issue. To have that further exacerbated by the proposed high-density five-story, 128 housing unit, 203 parking space development is unacceptable.

We unequivocally oppose the conditional use permit to allow for construction of a building over 55 feet tall. Please respond to our concerns. St. Paul elected officials and those running for office, it's time to stand up to this inappropriate proposed development.

Concerned Residents,

*Julia Earl & William Moseley*

Julia Earl & William Moseley

Dear Mr. Williams, Council Member Tolbert and MacGroveland Housing and Land Use Committee:

Please find attached a letter of opposition to the proposed 55-foot tall, high density housing and retail development at the corner of St. Clair and Snelling Avenues. We oppose this proposal and the conditional land use permit. Additional comments may be found in the attached document.

Regards,

Julia Earl & Bill Moseley

Homeowners at 372 Macalester Street

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Hi Josh,

My family lives at 1520 Fairmount Avenue, I (Mary) own a St. Paul-based business and have three daughters who attend schools in the area. We love living in an area that feels like a great residential area but also where we are able to walk to shops and restaurants. I'm unable to attend tonight's meeting to give a comment in person on the proposed new building at Snelling and St. Clair, but I'd like to voice our opposition to some of the aspects of the proposed height and other details like signage, scale, and impact upon traffic and parking for the construction.

See my comments below:

- For this neighborhood, a building of this scale is an automatic eyesore— taking up a full block and going up at the proposed height are just not the right idea. We prefer the scale of “The Waters” residential building at Snelling and Scheffer.
- I don't know anyone in our neighborhood who wants to become a 24-hour destination. So, the constantly lit “towers” not only add nothing of worth to the design, they actually detract greatly from it.
- I/We urge the rejection of the granting of the conditional use permit to build over 55 feet.
- I/We know several people who have concerns regarding the parking/traffic studies done and want to be sure they are comprehensive and address ALL concerns.
- We do not want our neighborhood turned into a character-less strip mall kind of place. We love the look and feel of places like the St. Clair Broiler, the St. Paul Corner Drug, Macalester campus, Marvy Co, etc. It IS possible to do something tasteful that fits with the authentic feel of our special neighborhood. We strongly urge you to push for finding a design that promotes great living spaces and encourages walkability, commerce, etc.
- Contrary to some, we don't think this intersection is similar to where the new Whole Foods/Vintage apartment complex that went up— that neighborhood already had a different, less residential feel. We agree with a neighbor who was recently quoted in The Villager who opined “...you've lost the size and scale of Mac Groveland.”

Thank you for your time and consideration.

Respectfully,  
Mary and Derek McCallum

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Hi, I live in the neighborhood and frequent this intersection and the small businesses around it. I am deeply concerned about the scale of this proposed apartment building. The visual mass of a building more than 70 feet tall is totally out of scale.

Thanks Tweaking the back side of the building doesn't address this massive scale as seen from the street. The only way to decrease visual mass is to make the building no bigger than four stories – basically the height of the new senior housing next to Gloria Dei. ***[We don't think the Vintage on Selby is comparable to this location because that is a much busier, higher-trafficked intersection more density, as is appropriate given proximity to the freeway. ]***

Personally, I think a single massive apartment that stretches nearly the entire length of a block is way, way out of scale. Even the CVS / apartment on Grand Avenue – a commercial corridor – only reaches along half the block. Moreover, the upper stories are stepped back from the street so as to make the overall impression less canyon-like, and more in keeping with nearby residential streets.

This residential neighborhood doesn't want or aim to become a 24-hour destination. So, the constantly lit "towers" not only add nothing of worth to the design, they actually detract greatly from it. Unfortunately, they underscore that this Florida developer just doesn't "get" St. Paul or its character.

I urge the rejection of the granting of the conditional use permit to build over 55 feet.

Please clarify whether the traffic study by Biko and company looked at more than just traffic impacts on Snelling, to include traffic impacts one block off Snelling, on Brimhall and Macalester. Those streets already have significant "cut-off" traffic trying to avoid congestion at the major intersections. Because this apartment building will increase density and car traffic, it also would be anticipated to increasing parking and traffic and speeds along Macalester and Brimhall, as well as Berkeley and Stanford streets.

Sara Kerr  
325 Brimhall St.  
651-447-9717

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On Tue, Mar 21, 2017 at 8:20 PM, Bell, Marsha R <Marsha.Bell@allina.com> wrote:

Hello,

I've attended many of the meetings regarding this development. The most disappointing meeting was the last one held at Macalester College. We had the same out-state developer (disappointed a local company was not involved) – plus many of the concerns noted by the community at previous meetings were ignored and the same concerns remain on the new proposal. At the previous meetings, the majority of the community comments opposed the size, the location, the architecture, how this building will be used, wanting shops/stores on lower level, the potential parking problems, increased traffic concerns, and keeping the Macalester neighborhood the wonderful, well-known community it has always been.

We were asked to give our opinions but it feels like no one is listening or seriously looking at the situation. It is very sad to hear from people in the neighborhood who are not supporting this development state that there's nothing they can do -- so they aren't writing you letters. It should not be this way.

Does the Macalester College Foundation or Administration, etc. have a any role/investment in this development and if so it should be noted to the community at the upcoming meeting.

The proposed 6+ story housing/density project does not fit in our neighborhood – it way too large for that corner. I and others support 3 story buildings with apartments on the top two floors and affordable shops available on the street level with room on a sidewalk so there can be outdoor seating where appropriate (bakery/restaurant, etc.) – making this area similar to the Grand Avenue and St. Clair/Fairview area. I would suggest instead of making it one long building, separate it with areas for additional parking. Lack of parking spaces will be a huge concern for current stores and for the people living and visiting this area.

Liz, it is my understanding that you live in this neighborhood and if so, you may have noticed the increased traffic we now have on the St. Clair/Snelling(Hwy 51) corner – it's a problem at all times of the day/days of the week. Traffic is backed up from Snelling past Saratoga! The new bus system has taken some of the parking spots and with the current proposal the current parking lot spaces will be eliminated which creates more problems in the area. Add the additional number of people living in the proposed building/their vehicles, the traffic congestion that occurs during events at Macalester and in the neighborhood, the additional traffic we will have with the Ford Plant development and increased traffic with the new soccer stadium – it will be a traffic nightmare day and night! Macalester administration and our neighborhood was so concerned about visitors/students, etc. crossing Snelling/Hwy 51 safely (median was put in)-- it will just be worse and I predict there will be more accidents. I cannot believe that the traffic report noted at the past meetings was accurate – the near future traffic congestion was not considered!

My house turned 100 this year –I've lived in this neighborhood since 1983, raised two great sons and actually this house was a second home/hangout to the many friends my sons had and still have today. Recently some of these young men have said to me that they want to live in this neighborhood – raise their families here because it is such a great place to grow up – it's safe, friendly, fun, and people care about the area/their neighbors, etc.

St. Paul has something very special – and hopefully the leadership in this community will take time to weigh the facts/look at what has worked in this area for so many years and realize that it is still working and don't mess it up. The Macalester neighborhood is not the Minneapolis Uptown area or even the Highland area – it's a unique community and it should remain so for many more generations of families!

Thank you,  
Marsha Bell  
1548 Goodrich Ave

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**From:** Karen Osen [mailto:k.a.osen@centurylink.net]

**Sent:** Sunday, March 19, 2017 4:35 PM

**To:** #CI-StPaul\_Ward3

**Subject:** LeCesse Proposal

Dear Council Member Tolbert,

Time is running out, I fear, to add my voice to the opposed neighbors of the proposed apartment building at the corner of Snelling Ave. at St. Clair. However, I cannot in good conscience sit idly by and watch the charming, historical character of our Mac-grove neighborhood be compromised by what LeCesse is hoping to disrupt this community with.

My husband and I bought our home on Goodrich Ave. in 1988, not truly realizing the advantages of this neighborhood we later came to value so highly. It is walkable, bikeable, and filled with friendly people, pleasant churches, good public schools, local shops and restaurants, and community events. We are blessed to be part of a thriving community which we have happily raised our children in, and this year our solidly built home will turn 100 years old, like most homes around us. We've never before felt like moving, until now.

If the direction the neighborhood appears to be going in continues, we will feel "forced out", despite the fact that in our late fifties, my husband and I are still enjoying good health and appreciate taking advantage of so much, so close. I dread our family friendly community becoming like the Uptown area of Mpls., overcrowded, congested, difficult to maneuver through and around, and drastically eclectic. We rarely go there because it does not warrant the hassle! Don't get me wrong, I love diversity! I wish Mac-Grove could attract more people of color, and offer more affordable housing. I celebrate the multi-generational feel of our neighborhood, and I am not opposed to higher density here, if it is accomplished thoughtfully, sensibly and gradually.

At the corner of Snelling and Stanford, a brand new single story building is about to open with two restaurants and a dry cleaner. Why on earth isn't it being built with apartments above? It could have been a two or three story building and offered housing to either students, singles, or families. And why should we allow a developer to swoop in from out of state and erect the proposed intrusive monstrosity which would block light to every building on three sides, and be unattractive to boot? I am so glad I do not live on Brimhall right now! The congestion at that St. Clair and Snelling intersection is already at capacity. What will it be like for all of us with a few hundred more people living in an oversized apartment building at that corner? And where will they all park their cars, which most of them will have? I don't think LeCesse can predict how many residents will need parking, and the side streets are usually full as it is. The shared parking lot for Sweeney's, St. Paul Corner Drug, St. Clair Broiler, the veterinarian, Carmelo's and Cinema Ballroom is in constant demand, day and night. Those businesses need at least that many parking spots since the A-line took away Snelling Ave. parking.

Examples of recent architecture I applaud are The vintage on Selby apartments, above Whole Foods, as well as the building on Grand and Oxford, where CVS Pharmacy and other retail shops are housed. They are attractive and consistent with the neighborhood, and **not too tall**. They have **balconies**, step-back walls as they get taller, and **recessed entrances**. Building materials used help them look similar to older existing buildings, such as **patterned brickwork**. They **blend in with the neighborhood**, as does Kowalski's recent addition. In contrast, the LeCesse apartment renderings I viewed online look like a big, modern, boring, dormitory style, "cram them in" type of building. It would be a shock to the eye, and interrupt the flow of traditional architecture around here. It also, as of this writing, offers far less retail space than the neighbors deserve, at only 1900 square feet.

Rezoning should not permit LeCesse to destroy the esthetic appeal of our community. That is my two cents. Thank you for hearing me out.

Sincerely,  
Karen Osen  
1545 Goodrich Ave.

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Good Afternoon, Josh-

I want to first thank you for the informative presentation on Tuesday evening. I appreciate the difficulty of presenting such a convoluted topic to a large group and responding to a wide (and challenging) array of concerns and questions.

I wanted to follow up with some commentary regarding the newly proposed zoning maps presented at the meeting. In comparing the initial zoning study to what was presented at the meeting (I am most personally concerned with the intersection of Snelling and St. Clair so my comments will focus on that area specifically) it seems as though the zoning and economic development team has taken the liberty to alter the suggested zoning from T2 to T3. I understand that nothing is solidified at this point, but the change truly does beg the question - why change from T2 in the original report to T3 for this meeting (and ultimately, what will likely be presented to the Planning Commission)? Especially since higher densities can be achieved with CUPs...

It is my understanding that all of these various meetings at the neighborhood and city level are to incorporate the commentary of the community members in making the final decision....has your team truly received so much input supporting the 6+ story, nearly 70-foot building up to this point to confidently and diplomatically make the decision to recommend that zoning change? I find it truly hard to believe after all of the various meetings I have attended and conversations I have had with impacted neighbors...it seems, to me, that there is a greater consensus around something more reflective of T2 zoning rather than T3. The meeting with the potential developer in late August attracted nearly 150 attendees, none of which (at least those of the dozens that spoke) were in full support of this sort of scale at this intersection, but rather medium density, mixed-use development that more broadly benefits the community. As an involved and concerned community member in this process, I feel like my invited input is being intentionally quieted to benefit a higher density-driven city agenda; I truly hope that I am wrong about that.

I am hopeful that your team will provide the community with transparent updates as this process continues with the expectation that the ultimate result is redevelopment that benefits both future and existing residents.

Thank you,

Jessica Burke

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On Thu, Mar 16, 2017 at 7:11 PM, Michael Sonn <[sonn.michael@gmail.com](mailto:sonn.michael@gmail.com)> wrote:

I just wanted to share my excitement for the new LDC plan for St Clair & Snelling. It will replace a nearly vacant stretch of Snelling that is well served by transit and walking (and biking somewhat). I do have some concerns that I'd like to address:

- the 3 lane curb cut on St Clair directly next to the alley curb cut. This is going to be a really wide section of sidewalk exposed to ingress/egress of cars. It is already dangerous just to be on the sidewalks of St Paul - drivers regularly run up on to the sidewalk and hit buildings even with a curb (Hamline/Grand 2x in last year, St Clair Drug was hit recently, Grand Ave Dunn last summer). Maybe left turns can be banned onto St Clair and drivers can use the right out onto Snelling instead.

- Again, zero bike parking is shown. I've been assured that it'd be in the plan, but alas, it is not. There needs to be racks outside the building, racks inside next to the retail space and the free car parking, and racks on the first floor (not the 2nd) inside the residential security gate.

- On the note of parking, this development is massively over-parked. The developer acknowledged it, which I appreciate, but clearly no amount of parking is going to satisfy neighbors who just don't want to see this development. It is paramount that some, if not most, of this parking space is built in such a way that it can easily be converted into more retail space or housing units. If neighbors are concerned about traffic, they need to realize that parking induces car trips. The A-Line is right outside the door and the 70 is a great commute bus for downtown St Paul.

- Aesthetically speaking, creating an engaging streetscape would go a long way to addressing the concerns about the building's appearance. The best way to have an engaging streetscape is to have retail instead of parking on the first floor.

Since we've completely lost national support for addressing climate change, cities need to take the lead. Cities can do this by promoting dense mixed-use development (like this and the Ford Site), providing transit options (A-Line), and promoting safe walking/biking infrastructure and nearby destinations.

There are simple fixes to really make this project be a great amenity to the neighborhood, city, and region. The luxury housing of today is the affordable housing of tomorrow. I want to stay here in St Paul well after my family grows and my wife and I are empty nesters. These investments now will be key to providing us affordable options in 40 years.

Thank you,

Mike Sonn

1458 Wellesley

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Hi Josh,

Joe Downes, owner of 1610 Berkeley here.

I wanted to throw my two cents in here. I am not opposed to the development or even the height of the proposal.

One improvement I would like to see however is more of a sight line variety to the west facing facade on Snelling.

I think a large part of the negative reaction is the "big canyon wall" look of the current design. I would think if the developer can add some variety to that sight line in some fashion on all stories, there would be more support. I don't think the ground floor random "setback windows" proposed are enough to disrupt that "canyon feel" since above those boxes you still have 4 stories of continuous, flat facade.

I think the interesting sight lines issue is a large part of why most cite the Whole Foods building as a "nice one" since it is way more visually appealing.

Thanks,

Joe Downes

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From: Richard Dean [mailto:rdean529@comcast.net]

Sent: Wednesday, March 01, 2017 3:16 PM

To: #CI-StPaul\_Ward3

Subject: St. Clair-Snelling development

Councilmember Tolbert:

I have been following the plans for this development. I'm pleased that the most recent proposal, reviewed at the Mac-Groveland Community Council's Housing and Land Use Committee, has scaled back the original proposal. However, I still have strong reservations about the current proposal. I understand that most of the structure will be 61.5 feet tall, but the north and south ends will be 76 feet tall. I realize the need for development and for housing, but I believe that the current plan results in a building that does not fit, in size and scale, with the neighborhood. I know that this has not yet come before which ever city officials it needs to be presented to, but I want to make my thoughts known to you now. I would like to see a new proposal that scales back the size of the building.

Thanks for listening

Richard Dean

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Dear St. Paul Planning Commission Zoning Committee,

I live at 270 Brimhall St, right behind where the proposed LeCesse apartment building would go up. I am writing to you because **I strongly oppose rezoning the property on the corner of Snelling and St. Clair from B2 to T3.**

I have been attending community meetings about this proposed development for the last year. Based on the plans that were presented at one of the most recent community housing and land use meetings, I have three main concerns.

- 1. The height of the building is too tall.** As you likely know, the corner of Snelling and St. Clair is in need of development and I support that. We can make better use of that corner than what is currently there. But I do not support building a 5 1/2 story structure. That is too tall for the neighborhood and will dramatically change the look and feel of the block.
- 2. Parking on the first and second levels does not make the block walkable or appealing.** We have learned that the water table is particularly high on that property making underground parking impossible. However, having two floors of above ground parking is not an acceptable solution. To increase the walkability and appeal of our neighborhood, we need quality retail on the first floor with two to three levels of apartments above. Walking past a block-long building that is essentially a parking garage at the street level will not improve that corner above what is currently there.
- 3. The "architectural elements" are not appropriate for the neighborhood.** Based on the last drawings of the proposed structure, to call the lit towers at the corners of the building "architectural elements" is a stretch. The presenter from LeCesse said they would serve as "beacons at night, drawing your eye to the building". As someone who would live behind these "lit beacons" I do not support them as part of the building design. Additionally, they add extra unnecessary height to the building and serve no function.

I love living in Macalester-Groveland and in the City of St. Paul. I welcome the idea of more renters and more retail on the corner of Snelling and St. Clair. But I do not support the height or look of this project. We can do better than what LeCesse is proposing. As someone who lives across the street from this property, I hope you will take my opinion into consideration.

Thank you,  
Alexis Bylander

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St. Paul, MN 55105  
www.macgrove.org

651-695-4000  
mgcc@macgrove.org

April 5, 2017

Josh Williams  
City of Saint Paul, Dept. of Planning and Economic Development  
25 W. Fourth Street  
Saint Paul, MN 55102

Dear Josh;

On March 22, 2017, the Housing and Land Use Committee (“HLU”) of the Macalester-Groveland Community Council (“MGCC”) held a public meeting, at which it considered the application for a Conditional Use Permit (CUP) for height, reference no 17-015551, concerning the properties located at 246-286 Snelling Ave. The applicant, who has appeared to discuss the project with the HLU on three separate occasions, appeared to speak to the application and to answer questions.

Prior to the meeting, the HLU received fourteen (14) comments in support of the CUP application, and ten (10) comments in opposition to the application. Furthermore, at the meeting the HLU received additional comments in favor of and in opposition to the CUP.

After speaking with the applicant, considering neighborhood feedback, consulting the Macalester Groveland Long Range plan, and assessing the merits of the application, the HLU passed the following resolution:

**“The Housing and Land Use Committee of the Macalester-Groveland Community Council supports the request, Reference No 17-015551, for a Conditional Use Permit for the properties located at 246-286 Snelling Ave up to maximum height of 61’6””**

Important to the HLU’s passage of said resolution, were the following considerations:

- The request is consistent with the Macalester-Groveland Long Range Plan, which encourages increased density along mixed-use corridors in the neighborhood, including St. Clair and Snelling Avenues.
- The request is consistent with the Macalester-Groveland Long Range Plan, which encourages higher density development at the intersection of mixed-use corridors.
- The additional height should be limited to 61’ 6”. Although additional height (76’10”) has been requested for the towers at the south and north ends of the building, these are architectural elements only containing no functional space. The applicant expressed a willingness to explore architectural alternatives that do not include the towers. Thus, the committee supports a CUP with a maximum roof height of 61’6”.

- The additional height is limited to 5' 6" above the 55' ordinarily permitted in TN3 zoning. The property is adjacent to two mixed use corridors and adjacent residential properties are zoned R3. To ensure that the additional height will not be detrimental to the existing character of the development in the immediate neighborhood, the maximum height should be set back from both the sidewalk fronting Snelling and the alley in the rear, as proposed.
- Additionally, the committee recommends that the following conditions be placed on the permit:
  - Beautify Alley Wall: The wall as shown on plans dated 3/22/207 is long, uninterrupted and shown as one material. Design features or textural elements should be added to this surface.
  - Improve Streetscape: Pedestrian-friendly alternatives to a uniform façade at the street level on the Snelling side should continue to be developed.
  - Setback of upper floors: To the extent possible, upper residential floors should be set back to reduce the mass of the building.
  - Minimize curb cuts on St. Clair: Pending the results of a yet-to-be-completed traffic study, the width of the final curb cut providing access from the parking level to St. Clair Ave should be minimized.
  - Provide for conversion of parking into retail: Future market conditions may allow for a reduction in parking spaces provided at this site. Design and construction should be completed in such a way as to allow for conversion of current parking area into future retail area.

Please note that said resolution is the formal statement of the committee, notwithstanding any public comments that may be submitted by individuals who also serve as committee members. If you have questions or concerns, please do not hesitate to contact me.



Liz Boyer  
Executive Director  
Macalester-Groveland Community Council

cc (via email): Ward 3, City of Saint Paul  
Tia Anderson, City of Saint Paul Department of License and Inspections  
Tom Hayden, LeCesse Development Inc.