

**From:** C N [<mailto:cneima@gmail.com>]

**Sent:** Tuesday, February 6, 2018 9:44 AM

**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>; Harr, Stephanie (CI-StPaul) <[Stephanie.Harr@ci.stpaul.mn.us](mailto:Stephanie.Harr@ci.stpaul.mn.us)>; Heintz, Polly (CI-StPaul) <[polly.heintz@ci.stpaul.mn.us](mailto:polly.heintz@ci.stpaul.mn.us)>

**Subject:** Marshall and Moore Development

Dear Councilmember Prince:

I have lived at 2159 Marshall for over 30 years. I drive on Marshall to the library, post office, and Midway shopping past the proposed dormitory at Marshall and Moore and walk our little dog in the alley and around that block on our neighborhood walks. I am urging you to please vote in favor of the appeal to stop the building of this problematic eyesore and to stop the demolition of two turn-of-the-century homes at 1973 and 1977 Marshall.

- The Union Park Neighborhood Council and St. Mark's School are opposed to the development.
- The plan for a 5-story building actually will be a 6-story towering monstrosity when the grade is considered. The developer's plans show that 20 steps are needed to get up to the front door from the sidewalk. This is horribly out of scale compared to anything on this residential street. And how do the 20 steps contribute to accessibility?
- Plans for the cars of the 61 residents are irresponsibly inadequate. The plans include off-street parking for 30 cars and half (15) are specified as compact cars in the City Site Plan Review document updated 1-30-18 by the developer's architect (Page 2, Parking Data). Since there is not enough parking now for neighborhood residents, the Formosan Church members, and school staff and parents of Four Seasons A+ Elementary, where will the other dormitory residents and their guests park---including those who do not own compact cars or choose to pay additionally for parking?
- The inadequate plans for the development's underground parking has cars exiting the garage onto Moore. Cars park on each side of this street and every school day, school buses turn onto this street bringing students to and from Four Seasons A+ Public Elementary School one block north of the proposed eyesore. The increased number of cars exiting the garage and the alley will create a dangerous situation for anyone trying to use the alley or Monroe.
- Traffic from this eyesore that uses the alley will be unreasonably substantial on a daily basis. A significant proportion of the cars exiting from the Moore garage could be expected to turn right into the alley to get to Prior on the east end of the block. Because of the boulevard, they cannot turn left on Marshall.
- The underground parking isn't really underground. The Moore garage is questionable. Eight cars must use the public alley to park above ground on the east side of the property extremely close to the east side neighbor who lives in her family home.
- Maneuverability in the parking areas is problematic. Only compact cars (15) and standard cars are identified in the developer's plan (and two handicapped vehicles). What about SUVs?
- The balconies are problematic. They have been eliminated from the east side of the plan, but not from the west side and will tower over houses on Moore. The liquor store is a block away.

- Where will removed snow go? The developer says removed snow will “go on the North, East, and South portions of the driveway.” What driveway? There is one driveway on the west side of the building and one on the north side. Will it make the back door inaccessible? Where will snow melt from removed snow go? Into the neighbor’s yard on the east? Into her basement?
- At \$3200 for a 4-bedroom plus parking costs, this is not affordable housing, as many of the people writing in support of the development have hoped for. There is nothing to stop this developer/landlord from raising the rent that he’s stated in the current plan. In fact, he states that units will be market rate. Students invite friends to stay with them beyond maximum occupancy to help reduce rent. This can be beyond the landlord’s control as is claimed in the recent overoccupancy issue at 2083 Marshall. So this could easily become a property with a density of many more than 61 students --- and their cars.
- Is there really adequate room in the plan for garbage and recycling containers to contain the waste of 61 or more people?
- Are 61 students really considered medium density for a building and lot of this size? These proposed housing units are not the usual apartment units. They are designed to be super dense. How can that many additional people not result in negative disruption to the neighborhood?
- This landlord has a track record of multiple police calls for the properties he already owns in the area. Based on this alone, allowing him to build a dormitory to house 61+ students a block from the liquor store is inviting trouble to the neighborhood.

I know it must be difficult to vote on this development from a distance when it appears that most i’s have been dotted---on paper. I would urge you to look at the picture of the proposed dormitory and drive by the existing houses at 1973 and 1977 Marshall. Visualize the possibility of 61 additional people and their friends coming and going in their vehicles in two school zones, the noise, garbage, and the potential for police calls. Then please tell me how this development does ANYTHING to address the following neighborhood goals:

- preservation of desirable assets and neighborhood character
- preservation of the well-kept traditional feel and scale of the neighborhood
- ensures that new development fits within the character and scale of adjacent neighborhoods.

The Planning Commission claims that this development is consistent with these criteria. I think they have been misled.

Thank you very much.

Cheryl Sidlo Neima  
2159 Marshall  
St. Paul, MN 55104

**From:** Lorraine Larson [<mailto:llarson5@centurylink.net>]  
**Sent:** Tuesday, February 06, 2018 12:47 PM  
**To:** #CI-StPaul\_Ward4  
**Cc:** Henningson, Samantha (CI-StPaul)  
**Subject:** Oppose construction of Marshall/Moore apartment building

I have lived at the same address in Merriam Park for nearly twenty eight years and I truly value its quiet and traditional character.

I oppose construction of the apartment building at Marshall and Moore for the following reasons:

1. Building height: All other apartment buildings in the neighborhood are no more than three stories. Five stories is much too tall for the site and the neighborhood.
2. Architecture: The style of the proposed building is not in keeping with the character of the historic Merriam Park neighborhood.
3. Student housing: Developer states is that the plan is to market to approximately 60 students. That makes this project into nothing more than an unsupervised dormitory.
4. Noise and nuisance: Having that many unsupervised students in one location will almost certainly lead to increased noise, nuisance and police calls to the property, thus disrupting the neighborhood surrounding.
5. Traffic: The planned development provides off street parking for about half of the proposed residents so building residents will undoubtedly park on the surrounding streets. This is surely an undue burden for an area that already experiences parking shortages.

The Union Park District Council Ten Year Development Plan states in part that "new residential construction shall be consistent with the character of surrounding homes while minimizing impact on the neighborhood. The Marshall/Moore project clearly fails this test in so many ways.

Please do not vote to approve this project. Thank you.

Lorraine M. Larson  
2127 Temple Court  
Saint Paul, MN 55104

**From:** Glenn [<mailto:gwmitchell5759@msn.com>]  
**Sent:** Tuesday, February 06, 2018 12:33 PM  
**To:** #CI-StPaul\_Ward4; #CI-StPaul\_Ward7; [ward1@ci.mn.us](mailto:ward1@ci.mn.us); [ward2@ci.mn.us](mailto:ward2@ci.mn.us); [ward3@ci.mn.us](mailto:ward3@ci.mn.us); [ward5@ci.mn.us](mailto:ward5@ci.mn.us); [ward6@ci.mn.us](mailto:ward6@ci.mn.us)  
**Subject:** Opposition to proposed apt.bldg. On Marshall Ave./ from 2115 Dayton residents

Dear St Paul City Council Members:

I am writing this letter to express my opposition to the proposed apartment building On Marshall and Moore. I sent messages last year expressing my unhappiness with building a huge apartment building on Marshall Ave. to house students. Too many students/cars and too much noise for such a small area. I understand the planning commission decided against the neighbor's wishes and approved the plan. I am asking you to overturn this decision. This is not a good plan for Merriam Park.

Thank you,  
Deb and Glenn Mitchell  
2115 Dayton Avenue

**From:** [ericlein@gmail.com](mailto:ericlein@gmail.com) [<mailto:ericlein@gmail.com>] **On Behalf Of** Eric L

**Sent:** Wednesday, February 07, 2018 6:20 AM

**To:** #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

**Cc:** Englund, Cherie (CI-StPaul); Drummond, Donna (CI-StPaul); \*CI-StPaul\_DSI-InformationAndComplaints

**Subject:** City Council Public Hearing February 7, 2018, Agenda #82 APC 18-1 -- 1973-1977 MARSHALL AVENUE

Re: Proposed apartment building (the "Project") at 1973-1977 Marshall Avenue, St. Paul, MN.

Dear Council Members,

**I am writing in support of the neighbors' appeal.** I ask that you overturn the Planning Commission's approval of this Project's current site plan.

Each side's position is supported by mountains of detail. Having studied hundreds of pages in dozens of Project-related documents, I agree with the Appellants that a number of variances should be required. I feel strongly that if just one variance is needed, the appeal should be granted.

When considering whether or not a variance will be required, I hope a simple diagram (attached) might draw attention to two or three questions:

- **When is a parking space *completely underground* ?**
- **Does *below grade* equal *completely underground* ?**
- **Given the project's existing site plan, does Table 66.231(c) point to a variance?**

In Saint Paul's zoning code:

- **Parking spaces:**
  - Appear to be **two-dimensional** creatures (parking surface/floor, that might have painted stripes, but nothing above).
    - (Sec. 60.217.) *An area of definite length and width...*
  - Must be **three-dimensional** when *structured* (surface/floor, airspace to contain a vehicle, walls, ceiling/roof, etc.)
- Article II, Sec 60.200 - **General Definitions**
  - ***Grade.*** (Sec. 60.208.) The elevation established for the purpose of regulating the number of stories and the height of buildings. "Grade" shall be the mean level of the finished surface of the ground adjacent to the exterior walls of the buildings.
  - ***Parking space.*** (Sec. 60.217.) An area of definite length and width designed for parking of motor vehicles; said area shall be exclusive of drives, aisles or entrances giving access thereto.
  - ***Parking, structured.*** (Sec. 60.217.) Off-street parking that is placed within a ramp, deck, underground, enclosed building, or tuck-under garage.

- **Structure.** (Sec. 60.220.) Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.
- **Underground. Completely underground.** Not defined. (Sec. 60.200.) ...Where terms are not defined herein, they shall have ascribed to them their ordinarily accepted meanings and/or such as the context herein may imply.

See attached diagram. As I see it:

- Only **Space-E** is "completely underground,"
- The Project's easterly parking spaces are not "completely underground," and
- At least one variance is (or will be) required.

Please **grant the appeal** by overturning the Planning Commission's approval of this Project's current site plan.

Eric Lein  
361 Summit Avenue, St. Paul, MN 55102



**From:** David Clement [<mailto:davidqclement@gmail.com>]

**Sent:** Tuesday, February 06, 2018 8:32 PM

**To:** #CI-StPaul\_Ward4; Henningson, Samantha (CI-StPaul); Bauer, Kelly (CI-StPaul)

**Subject:** Opposed to the Marshall & Moore Apartments – Resident at 1972 Iglehart Avenue

Dear Councilman Stark:

I live at 1972 Iglehart Avenue directly across the alley from the proposed development that has been approved by the Planning Commission. I strongly oppose this plan and so do many of my neighbors. I urge you to oppose it as well.

I have attended multiple neighborhood meetings with the developer, attended the Planning Commission hearing and submitted my opposition in the written record against this project. Hopefully you have had a chance to review all these records, but I want to summarize my position for your consideration. I strongly urge you to prevent this project from going forward in its current form.

I think this project is bad for Union Park and bad for St. Paul because:

1. **It's a dormitory:** this is clearly just another dorm for St Thomas that is being pushed into a family neighborhood instead of the college supporting students on campus. At what point does Union Park cease to be a family neighborhood and start to be merely an extension of St. Thomas' campus?
2. **The developer:** Jon Schwartzman has proven himself to be an inattentive absentee landlord. He owns a few college houses in our neighborhood that are responsible for scores of police calls. The two houses he currently owns at Marshall and Moore are poorly kept: grass not cut, sidewalks not shoveled, trash and recycling piling up in the alley, and cars parked on the sidewalks.
3. **Impact on traffic and parking:** pedestrians frequent this area to attend two churches and two elementary schools. The addition of 60 residents on one corner will increase risk to pedestrians and strain on street parking which is already at a premium.
4. **Alleyway:** The plan for an eight space parking garage on the east side of the building essentially creates a new alley off of my own alley. This will increase traffic, risk to pedestrians, and noise and light pollution.
5. **Light:** this oversized development will decrease the sunlight we currently enjoy in our yards, gardens, and porches. When I sit on my back porch, I can see the historic homes behind me and the steeple of St. Mark's Church. With this development, I will see a brick wall.
6. **Quality of life:** My family has lived in our current house for 13-/12 years. My wife grew up in this neighborhood. We are raising our children here. We love it here. Granted we are used to the late night college parties, the frequent stealing of yard signs, the occasional urination on our lawn — the typical peccadilloes that come with being a neighbor to St Thomas. But we never intended to raise our children across the alley from the 'Animal House' that this development will become.

Sincerely,  
David Clement  
1972 Iglehart Avenue  
Saint Paul

**Sent:** Tuesday, February 06, 2018 7:25 PM

**To:** #CI-StPaul\_Ward5; #CI-StPaul\_Ward4; #CI-StPaul\_Ward7; #CI-StPaul\_Ward2; #CI-StPaul\_Ward6; #CI-StPaul\_Ward3; #CI-StPaul\_Ward1; Xiong, Mai Chong (CI-StPaul); Zimny, Joanna (CI-StPaul); Maki, Taina (CI-StPaul); McMahon, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul); Henningson, Samantha (CI-StPaul); Bauer, Kelly (CI-StPaul); OBrien, Kim (CI-StPaul); Sanders, Donna (CI-StPaul); Renstrom, Scott

(CI-StPaul); Lagos, Heidi (CI-StPaul); Harr, Stephanie (CI-StPaul); Heintz, Polly (CI-StPaul)

**Subject:** Opposed to the Marshall & Moore Apartments Project/In Support of the Appeal - Resident at 2000 Marshall Avenue

Dear Council President Brendmoen and Councilmembers Stark, Prince, Noecker, Bostrom, Tolbert, and Thao:

I am writing to express my strong opposition to the Marshall & Moore Apartments Project site plan review application, and I respectfully ask that you overturn the Planning Commission's decision, as requested in the Appeal filed by our Historic Merriam Park Neighborhoods group.

As stated in the January 19, 2018 Appeal letter sent by Erick Kaardal, who represents the Church of St. Mark and the Historic Merriam Park Neighborhoods group, and the February 5, 2018 letter sent by Michael Obermueller of Winthrop & Weinstine, the Marshall & Moore Apartments project does not strictly comply with RM2 zoning code and certain other applicable codes and statutes. At City staff's first site plan review meeting on November 7, 2017, City staff informed the Marshall & Moore developer, Jon Schwartzman, that no entitlement changes, variances, or conditional use permits would be permitted for this Project, because the Project site falls within the area that is now subject to Interim Ordinance 17-54, which, as you know, enacted a six-block development and demolition moratorium along Marshall Avenue between Wilder and Wheeler streets.

We greatly appreciate that you unanimously approved this interim moratorium to maintain the status quo, to preserve certain Marshall Avenue historic assets, and to protect the integrity of the West Marshall Avenue Zoning Study. Your resolution to authorize the West Marshall Avenue Zoning and land use study was also approved unanimously, for which we are grateful as well. The Marshall & Moore Project site plan application, if approved, would destroy two important historic houses and forever alter the neighborhood's character and scale and would conflict with the final recommendations of the West Marshall Avenue Zoning Study and the Heritage Preservation Commission. Therefore, approval of the Marshall & Moore site plan application would contravene the important planning commitment made by the City, when you enacted the temporary moratorium and West Marshall Avenue Zoning Study.

Additionally, the *Union Park Community Plan* (2016) calls for preserving the traditional feel of its neighborhoods, discouraging multi-unit housing that is incompatible with single-family houses, and integrating historic significance into housing decisions. The existing homes and sites at 1973 and 1977 Marshall Avenue undeniably contribute to the historic and unique character of Marshall Avenue. However, the design, exterior finishes, and enormous scale of the proposed Marshall & Moore Project in no way integrate compatibly with the existing neighborhood and surrounding structures. In fact, the Project, if constructed, would be destructive to this important neighborhood character.

Thank you very much for your careful consideration of this matter. Once again, we respectfully request that you grant our Appeal and overturn the Planning Commission's decision regarding the Marshall & Moore Project site plan application.

Sincerely,

Dean Nelson

**Dean M. Nelson**

2000 Marshall Avenue  
St. Paul, MN 55104

**From:** Howard, John [<mailto:john.m.howard@medtronic.com>]  
**Sent:** Tuesday, February 06, 2018 3:53 PM  
**To:** #CI-StPaul\_Ward4  
**Subject:** apartment building at the corner of Marshall and Moore

Councilmember Stark:

I'm writing to let you know we oppose a 5-story apartment building at the corner of Marshall and Moore.

Our neighborhoods consist of single-family and duplex houses intermixed with 2-story apartment buildings. Other than the apartments at Whole Foods, we know of no apartment buildings higher than 2 stories in our neighborhood. A 3, 4 or 5-story apartment building would permanently change the character and livability of our neighborhoods. Not to mention the ability to park in front of our homes.

Please reject any request for apartment buildings that do not fit the character of our Merriam Park neighborhoods.

Thank you,

John & Colleen Howard  
1641 Laurel Avenue