

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Saint Paul Domestic Abuse Intervention Project **FILE #** 14-293-465
 2. **APPLICANT:** St Paul Domestic Abuse Intervention Project **HEARING DATE:** July 1, 2014
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 390 - 394 Dayton Ave, between Western and Arundel
 5. **PIN & LEGAL DESCRIPTION** 012823210025 and 012823210026, Kerns Addition to St Paul Ex S 22 Ft Lot 3 and 4 Blk 2
 6. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** RM2
 7. **ZONING CODE REFERENCE:** §65.132; §61.501, §61.502
 8. **STAFF REPORT DATE:** June 26, 2014 **BY:** Jamie Radel
 9. **DATE RECEIVED:** June 3, 2014 **60-DAY DEADLINE FOR ACTION:** August 16, 2014
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- A. **PURPOSE:** Conditional use permit for reuse of a nonresidential structure for an office, with modification of consent petition condition
- B. **PARCEL SIZE:** 7,840 sq. ft.
- C. **EXISTING LAND USE:** Educational facility
- D. **SURROUNDING LAND USE:**
 - North: Multi-family housing (RM2-medium density multiple-family residential)
 - East: Parking lot/mixed-use retail/commercial/multi-family (B2-community business district)
 - South: Retail/commercial (B2-community business district)
 - West: Mix of housing types—single-family, two-family, and multi-family (RM2-medium density multiple-family residential)
- E. **ZONING CODE CITATION:** §65.132 lists standards and conditions that must be met for the reuse of a nonresidential structure in a residential district; §61.501 lists general conditions that must be met by all conditional uses; and §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.
- F. **HISTORY/DISCUSSION:** The subject structure was built as an eight-unit apartment building in 1914 on 394 Dayton. In 1995, the College of Visual Arts received a Conditional Use Permit with Modifications to allow for the establishment of a college campus on the subject properties. The college modified the exterior on the rear of the building and renovated the building for art studio space, offices, and for other college-related uses, and 390 Dayton served as the parking lot for the building. On June 30, 2013, the College ceased operations, and the building has been vacant since that time.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 8 Council supports this application.
- H. **FINDINGS:**
 1. §65.132 lists five standards and conditions that must be met for reuse of a nonresidential structure in a residential zoning district.
 - a) *The structure cannot be reasonably used for a conforming use.* This condition is met. In 1995, the College of Visual Arts completely remodeled a two-story apartment building into a school building for its campus that included offices, art studio space, and a school library facility. The formal entrance for the building was shifted from the front of the building (facing Dayton Street) to the alley side of the building; the building now fronts onto the parking lot. Without a complete renovation of the building back into residential units or a permitted institutional user found, this building cannot reasonably be used for a conforming use.
 - b) *The proposed use and plans are consistent with the comprehensive plan.* This condition is met. See Finding 2(a).
 - c) *The proposed use and structural alterations or additions are compatible with the surrounding neighborhood and land uses.* This condition is met. The applicant is not proposing an addition to the building or any structural changes that would impact the surrounding neighborhood or land uses.

- d) *Parking for the new use shall be provided in accordance with the requirements of §63.200 for new structures.* This condition is met subject to the applicant providing four bicycle parking spaces in a secured bicycle rack. Under §63.207 an office use requires one off-street parking space for every 400 square feet of gross floor area (GFA). This structure has 4,579 sq. ft. of GFA (defined in §60.207) and is required to have a minimum of eleven off-street parking spaces under §63.206(b) and §63.207(a). The parking lot to the east of the subject building has ten parking spots. Under §63.210(b), bicycle parking may be substituted for up to ten percent of the minimum parking required under §63.207, at a rate of four bicycle parking spaces in a secured bicycle rack per off-street vehicle parking space. The applicant has agreed to provide four bicycle spaces in a secured rack, reducing the off-street vehicle parking requirement to ten spaces
 - e) *Application for conversion or reuse shall include a notarized petition of two-thirds of the property owners within 100 feet of the property proposed for reuse.* This condition is not met. The applicant has requested a modification to this requirement under §61.502. See # 3 of this section.
2. §61.501 lists five standards that all conditional uses must satisfy:
- a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. In the St. Paul Land Use Plan, Policy 1.48 supports a compatible mix of uses in close proximity, Policy 1.24 supports a mix of uses on mixed use corridors, and the future land use map shows this location as part of a Mixed Use Corridor along Selby Avenue. The use is also consistent with the District 8 Plan.
 - b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The existing parking lot will have adequate ingress and egress.
 - c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The office use will not be detrimental to the existing character of the neighborhood. This educational facility has been integrated into the neighborhood from 1997 until the college ceased operations in 2013. The office use is expected to be open during typical business hours Monday through Friday from 8:00 a.m. to 4:30 p.m. with extended hours on Wednesdays and Thursdays from 5:30 p.m. to 7:30 p.m. to provide education/support groups.
 - d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The office use proposed is similar to the previous institutional office and studio use.
 - e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. This use will conform to the applicable regulations of the district within which it is located.
3. The planning commission may approve modifications of special conditions when specific criteria of §61.502 are met: *Strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.*

The applicant has requested modification of the special condition in §65.132(e), which requires the applicant to provide a notarized petition signed by two-thirds of the property owners within 100 feet of the property proposed for reuse. The circumstances of this application meet the criteria in §61.502 criteria to modify the special condition in §65.132(e) for a petition. Under the circumstances of this application, eliminating the petition as

requested by the applicant is reasonable. Strict application of the petition requirement unreasonably limits and prevents an otherwise lawful use of the structure. In 1995, the building's use changed from an eight-unit unit apartment building to a building used for an institutional purpose, The College of Visual Arts. When the College acquired the building, it proceeded to convert its interior from residential use space into art studio spaces, offices, and other college-related uses. The College also reversed the building's main entryway from Dayton to the rear (alley side) of the building. These renovations essentially eliminated the building's interior spaces for residential purposes by converting the building's functional use to institutional purposes. As it stands today, without a complete renovation of the building's interior back to residential units, or finding a permitted institutional use, the building cannot be lawfully used for a conforming residential use.

An underlying purpose of §65.132 is to facilitate reuse of permitted nonresidential structures such as churches and schools in residential zoning districts, recognizing that there can be difficulty in finding occupants for reuse of such buildings. The use proposed by the applicant meets all of the conditions required for the conditional use permit except the special condition in §65.132(e) for a petition. Compliance with the petition requirement would result in undue hardship for the owner of this structure. In order to meet the petition's "2/3's" requirement, the applicant must obtain signatures from the owners of fourteen of the twenty properties located within a 100-foot radius of the subject property. Two of these fourteen properties were undergoing ownership changes during the time period signatures were sought by the applicant. Another nine of the fourteen properties are owned by two individuals. Initially the applicant had asked the two property owners who control these nine properties to sign a petition supporting a rezoning application. These owners declined to sign the rezoning petition and the applicant represents that both property owners continue to refuse to sign the reuse petition. Without signatures from these two property owners, whether to rezone or reuse this large building given its current RM2 zoning classification, the building can only be used for residential uses or other institutional uses.

Modification of the petition requirement under the facts in this application will not impair the intent and purpose of the petition requirement. The proposed use of the building is very similar in character to the previous use and, in all likelihood, will be less intense in character than the previous use. The underlying purpose of the petition requirement is to provide notice to adjacent property owners of a proposed reuse. Given that the subject structure had been put to a use other than as a residential since 1995 and that the proposed new use is not substantially different from the previous reuse, strict adherence to the petition requirement in this case will not undermine the enjoyment of adjacent properties as they appear to have coexisted with full knowledge of the nonresidential property for nearly twenty years.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for reuse of a nonresidential structure for an office with modification of consent petition condition subject to the following additional condition(s):
 1. Four secure bicycle spots shall be provided and maintained.



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only

File # _____

Fee: _____

Tentative Hearing Date: _____

APPLICANT

Name St. Paul Domestic Abuse Intervention Project
Address c/o McClay-Alton, PLLP 951 Grand Avenue
City St. Paul St. MN Zip 55105 Daytime Phone 651-290-0301
Name of Owner (if different) College of Visual Arts
Contact Person (if different) Brian Alton Phone 651-290-0301

PROPERTY LOCATION

Address / Location 394 Dayton Avenue
Legal Description See Exhibit A Legal Description
Current Zoning RM2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 61, Section 503, Paragraph (a) of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the application standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

See Attachment

☐ Required site plan is attached

Applicant's signature Brian D. Alton Date 5/28/14 City Agent _____

Attachment to Conditional Use Permit Application
Property address: 394 Dayton Ave., St. Paul, MN
May 28, 2014

The St. Paul Domestic Abuse Intervention Project (SPIP) is purchasing the property at 394 Dayton Avenue from the College of Visual Arts (CVA) to use as offices.

The St. Paul Domestic Abuse Intervention Project is a non-profit, community-based organization founded in 1985 to assist victims of domestic violence.¹

The College of Visual Arts was using the property as a library, computer lab, artist studios and office space for the college with a Special Condition Use Permit approved in 1995. The property was originally an 8 unit apartment. The property is zoned RM2.

The floor plans and interior photographs show that the building is not suitable for use as a residential structure. No exterior changes will be made to the property. There is a 12 space parking lot adjacent to the building.

Because the use of the property will change from the college campus library, computer lab, artist studios and office space for CVA to offices for SPIP, the applicant is applying for a conditional use permit.

The St. Paul Domestic Abuse Intervention Project is seeking approval for the reuse of the existing structure as offices under Code sec. 65.132 which allows for reuse of large residential structures of over nine thousand (9,000) square feet gross floor area and permitted nonresidential structures such as churches and schools.

The reuse as offices for SPIP meets the *standards and conditions of sec. 65.132*.

- (a) The structure cannot reasonably be used for a conforming use.
The structure has been completely renovated for institutional and office use. There are no remnants of the interior of the property as apartments. The structure cannot be used for residential purposes. The former occupant as a school went out of business.
- (b) The proposed use and plans are consistent with the comprehensive plan.
The following sections of the comprehensive plan support the application:
Land Use Plan 1.48. Support compatible mixed use within single buildings and in separate buildings in close proximity.
Land Use Plan 2.2. Promote the redevelopment of outmoded and non-productive sites and buildings...
Land Use Plan 1.24 Support a mix of uses on Mixed-Use Corridors.

¹ The St. Paul Intervention Project serves women (and their children) from every district in the city of St. Paul, who have been impacted by domestic violence. The St. Paul Intervention Project is not a shelter, it does not provide housing. Office hours are Monday through Friday, 8 am to 4:30 pm, and Wednesday and Thursday evenings, from 5:30 to 7:30, for women's educational/support groups. The bulk of the services provided take place at the court house, in hospitals, and at people's homes.

(c) The proposed use is compatible with the surrounding neighborhood and land uses.

The intersection of Selby and Western is a busy mixed use area including other offices, restaurants, retail, the YWCA, and residential uses. The new use is very similar to the CVA use.

(d) Parking for the new use shall be provided in accordance with the requirements of section 63.200 for new structures.

It is:

(e) Applications for conversion or reuse shall include a notarized petition of two-thirds (2/3) of the property owners within one hundred (100) feet of the property proposed for the reuse, site plans, building elevations, and landscaping plans, and other information which the planning commission may request.

The SPIP is seeking a modification of this condition. It is not practical or necessary to obtain consent of 2/3 of the property owners. The property has already been converted to office use and its use for that purpose will not change.

As provided in Code sec. 61.502, strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of the existing structure and would result in exceptional undue hardship to the owner. Such modification

- Will not impair the intent and purpose of such special condition, and
- Is consistent with health, morals and general welfare of the community, and
- Is consistent with reasonable enjoyment of adjacent property.

EXHIBIT A
Legal Description

Lot 3, Block 2, Kern's Addition to St. Paul, except the South 16 feet thereof;

Lot 4, Block 2, Kern's Addition to St. Paul, except that part of said Lot 4 bounded within the following metes and bounds:

Commencing at the Southeast corner of said Lot 4; thence North along the Easterly line of said Lot, 22 feet to a point; thence West to a point in the West line of said Lot, 22 feet North of the Southwest corner thereof, thence South along the Westerly line of said Lot; to the Southwest corner thereof; thence East along the South line to the point of beginning.



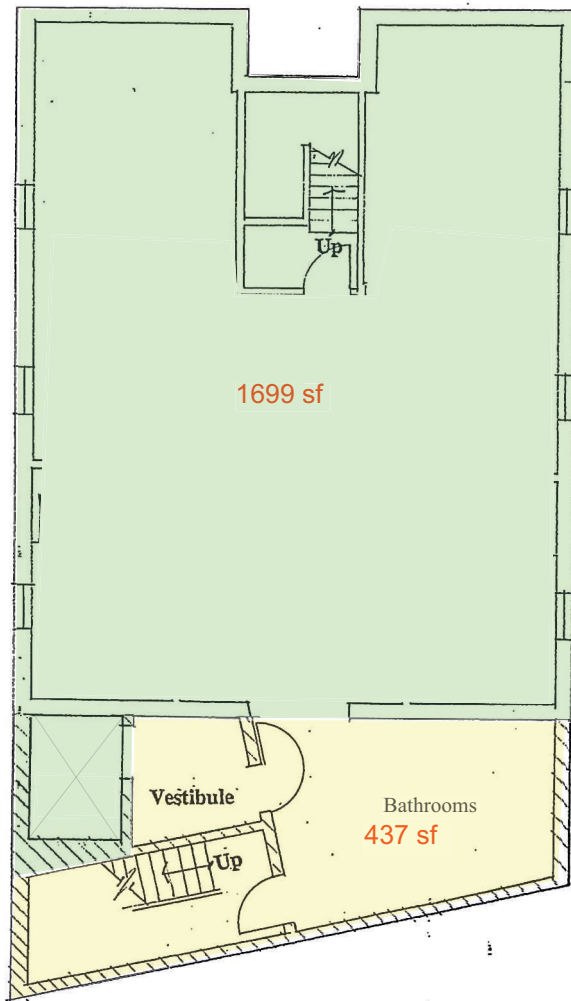
first floor
Main Entry



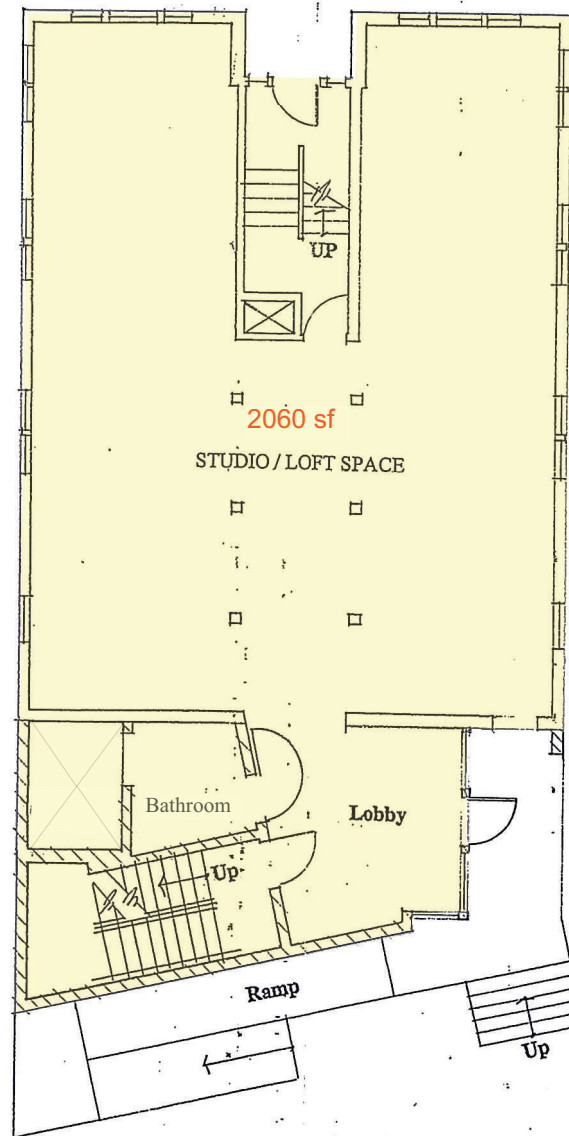
First floor



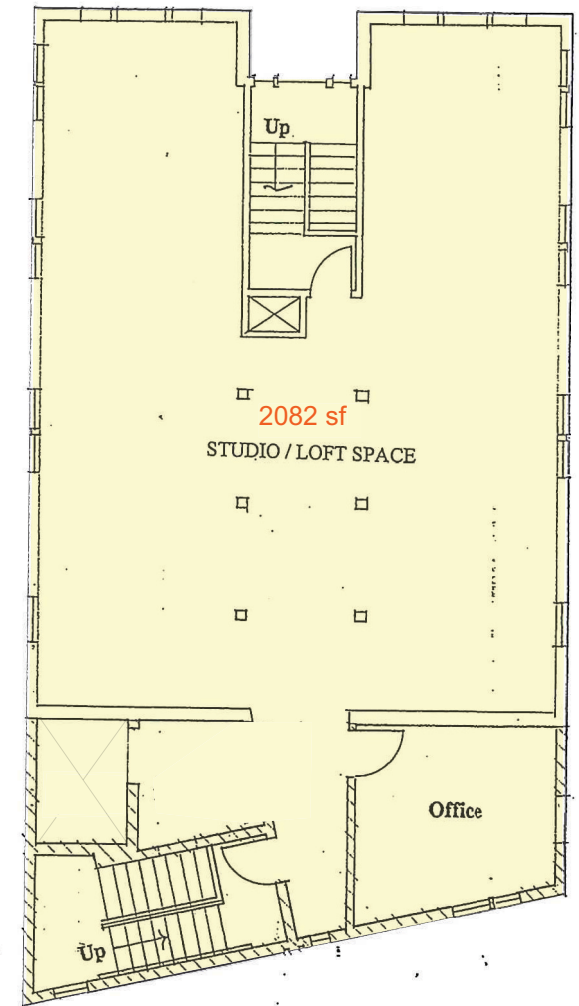
Second floor



A Basement Plan
Scale 1" = 12.43 ft



B First Floor Plan
Scale 1" = 12.43 ft



C Second Floor Plan
Scale 1" = 12.43 ft

4,579 GSF TOTAL

394 Dayton Avenue Rehab Project



COLLEGE of
VISUAL ARTS

Roark Kramer Kosowski
DESIGN
2929 Fourth Ave S. Minneapolis

1



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- 2 Recreational Centers
- Parcel Points
- Parcel Boundaries



Notes

394 Dayton Avenue

68.2 0 34.10 68.2 Feet



SUMMIT-UNIVERSITY
PLANNING COUNCIL

2013-2014

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Center

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Stephen Filing

Gloria Caples

Jamie Radel, City Planner
Planning and Economic Development
City Hall Annex
25 West 4th Street, Suite 1300
Saint Paul, MN 55102

June 18, 2014

Dear Jamie:

The Summit University Planning Council supports the proposal for 394 Dayton for the St. Paul Domestic Abuse Intervention Project.

The Neighborhood Development Committee voted to give full support for the special use permit required for the offices of The St. Paul Domestic Abuse Intervention Project to be housed on 394 Dale in a public meeting on June 17th 2014.

Additionally the committee supports the actions of The St. Paul Domestic Abuse Intervention Project as they seek approval for the reuse of the existing structure as offices under Code sec. 65.132 which allows for reuse of large residential structures of over nine thousand (9,000) square feet gross floor area and permitted nonresidential structures such as churches and schools. Also noteworthy for the area is that the property has an adjacent parking lot that provides a sufficient number of parking spaces for their requested use. SPIP will also be adding secure bicycle parking, something the committee feels needs to be added to landscapes citywide.

I can be reached for questions or concerns at (651) 228-1855 or sara@summit-u.com
On behalf of the Neighborhood Development Committee, I thank you for your time!

Sara K Udvig
Executive Director
District 8
Summit University Planning Council

Radel, Jamie (CI-StPaul)

From: Brian Pergament <brian@pergolaonline.com>
Sent: Tuesday, June 10, 2014 4:33 PM
To: Radel, Jamie (CI-StPaul)
Cc: 'Brian Pergament'
Subject: File # 14-293-465

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Radel,

I respectfully request St Paul Planning Commission Zoning Committee deny Applicant for File #14-293-465.

My company owns and manages over one hundred housing units within approx 100 feet of this proposed Domestic Abuse Project. Additionally our office is located across the street at 201 Western Ave N. I oppose the contemplated conditional use permit and request denial based on any or all of the following three areas of concern:

- 1) Section 65.132 REUSE OF LARGE STRUCTURES: This section allows for conversion or reuse of residential structures of over nine thousand (9,000) square feet gross floor area and permitted non-residential structures such as Churches and Schools. **This condition is not met.** The GFA of the existing structure is significantly less than 9,000 square feet in which case, this condition is not met for reuse as a residential structure. Therefore, the Applicant appears to be making the claim that the structure is a reuse of a permitted non-residential building such as a School since the building previously had a Conditional Use Permit (CUP) for that use. The structure was originally built as a four or five unit apartment building and remained as such until the College of Visual Arts applied for a CUP for use as a school. The prior use as a school has not been in existence for well over a year and the CUP for use as a school has long since expired. A CUP cannot permanently change the permitted use of a structure after the conditions of the CUP are no longer in force. The permanent change of use for a structure can only be accomplished through a rezoning, not a CUP. The current applicant's apparent argument that the structures use was permanently changed from residential to school through an expired CUP is a subterfuge. The applicant's attempt to use Section 65.132 to change use from School structure to office rests on the false assumption that the temporary use of the small residential structure as a school survives the expired CUP.
- 2) Section 65.132 (d) Parking for the new use shall be in accordance with the requirements of Section 63.200: Section 63.204(a) Change of use within a structure requiring additional parking. **It needs to be determined if this requirement has been met.** I request that an As Built Survey of the structure be conducted to determine how much GFA will be used in the proposed use based on Applicant's architectural plans for use within the structure. Prior to approval of CUP, Applicant should be required to submit architectural plans showing build-out of contemplated office spaces so that the required number of spaces can be accurately calculated and compared to the current availability of parking on the site.
- 3) The Applicant has request of a modification of the consent petition so that less than 2/3 of the property owners within 100 feet need sign. The Applicant needs to prove certain conditions are met for this request to be approved. 1) EXCEPTIONAL OR UNDUE HARDSHIP HAS BEEN PROVEN: **This condition has not been met.** If the modification of the consent petition is denied, the owner of the property would not experience exceptional undue hardship since market conditions for multifamily apartments which is allowed under current zoning

(RM2) is in higher demand than the applicant's proposed office use. In fact current vacancy rates for multifamily apartment buildings (current zoning) are under 4% while office space (proposed CUP) is over 10%. 2) DENIAL LIMITS THE LAWFUL USE: **This condition has not been met.** The strict application of the consent petition requirement would not unreasonably limit the lawful use of the property or existing structure as an apartment building. The building has always been zoned for RM2 and that use is consistent with surrounding property uses and current zoning of RM2; therefore, the lawful use of the structure as an apartment building would not be limited if this modification of consent petition is denied. 3) THIS MODIFICATION IS CONSISTANT WITH REASONABLE ENJOYMENT OF ADJACENT PROPERTY: **More data is needed to determined if this condition has been met.** The proposed general office use would potentially place interfere with the enjoyment of neighboring properties due to the fact that it is unknown if enough parking exists on the applicant's property to support the minimum requirements of 1 parking space for every 400 sq. ft. of GFA.

Thank you for the opportunity to express my concerns regarding this matter. If you have any questions or would like to offer any clarifications, I can be easily reached.

Sincerely,
Brian Pergament
Pergola Management, LLC
651-602-9150 – office
Owner/Manager of Properties Located within 100 feet of applicant
383 Dayton Ave
389 Dayton Ave
395 Dayton Ave
397 Dayton Ave
405 Dayton Ave
204 Western Ave N
208 Western Ave N



Quality and Value in Residential Living

2545 Garfield Avenue South
Suite 101
Minneapolis, MN 55405
(612) 886 - RENT

www.OlympusPropertiesTC.com

June 17, 2014

TO: St. Paul Zoning Committee

FROM: Joe Knapp

RE: 390 – 394 Dayton Conditional Use Permit

Members of the St. Paul Zoning Committee,

I received a Public Hearing Notice for a Conditional Use Permit for a Domestic Abuse Intervention Project at 390 – 394 Dayton. I am the owner of the following neighboring properties located within 100 feet of the applicant:

- 402 Dayton – Unit 1 - Condo
- 402 Dayton – Unit 2 - Condo
- 402 Dayton – Unit 3 - Condo
- 402 Dayton – Unit 4 - Condo
- 402 Dayton – Unit 5 - Condo

As the owner of these units it is my concern how a Domestic Abuse Intervention Project would negatively affect my residents and any safety issues that would arise from the nature of the CUP.

As a former Property Manager with a similar tenant, and a father of a daughter who worked at a similar facility, I am fully aware of the issues that arise. The unexpected presence of the abuser is always a concern.

LOCATION ISSUE – NOT THE APPOROPRITE LOCATION

I spoke with the Attorney with the Saint Paul Domestic Intervention Project at length. The Attorney said the Saint Paul Domestic Intervention Project was going to present letters of support from current neighbors of their location on Marshall Avenue. While neighbor support is important in this case it is a slight of hand.

Their Marshall location is surrounded by:

- To the south
 - All American Self Storage (encompasses entire block)
- To the west
 - 3 single family homes
 - Office / Warehouse
 - Power station
- To the east

- Office / Warehouse
- 2 single family homes
- Taxi dispatch office
- To the north – Across the alley
 - Single family homes

The Dayton location is surrounded by:

- To the south
 - Retail
 - **Heavy multifamily housing**
- To the west
 - 1 single family home
 - **Heavy multifamily housing**
- To the east
 - **Heavy multifamily housing**
- To the north
 - **Heavy multifamily housing**

Placing a Domestic Intervention Project in the middle of the Dayton **heavily populated** neighborhood is not appropriate.

PARKING ISSUE – ALREADY CROWDED

Parking on Dayton Avenue is already very congested. It is also my understanding that in addition to staff there will also be domestic abuse victim meetings held at this location. While there is a small parking lot next to the building where would the meeting attendees park? I was also told these meetings would be later at night when the street is already packed. The St Paul Zoning Committee would only add to the existing parking problem by approving a conditional use permit for the Saint Paul Domestic Intervention Project.

NEIGHBORHOOD SUPPORT

The Saint Paul Domestic Intervention Project believes neighborhood support is necessary, so do I. However, in this heavily populated area support does not exist.

I have spoken with Brian Pergament of Pergola Properties and have reviewed his response of which I am in full support. Brian is the Owner/Manager of the following Properties Located within 100 feet of the applicant

- 383 Dayton Ave
- 389 Dayton Ave
- 395 Dayton Ave
- 397 Dayton Ave
- 405 Dayton Ave
- 204 Western Ave N



Quality and Value in Residential Living

2545 Garfield Avenue South
Suite 101
Minneapolis, MN 55405
(612) 886 - RENT

www.OlympusPropertiesTC.com

- 208 Western Ave N

While I am fully supportive of Domestic Abuse Centers and aware they serve a very necessary and noble purpose, attention and respect should be given to keeping the issues that follow out of highly populated neighborhoods like they did at their Marshall Avenue location.

Sincerely,

Joe Knapp
Owner
Olympus Properties
O:(612) 886-RENT (7368)
F:(612) 874-0289
joek@OlympusPropertiesTC.com

June 5, 2014

To the St. Paul Zoning Committee and Planning Commission:

It has come to our attention that the St. Paul Intervention Project is coming before your committee for a conditional use zoning permit for 394 Dayton Ave.

As long-time residents who are adjacent to, or right across the alley from their current, 1509 Marshall Avenue location, we would like to describe what it has been like to have the St. Paul Intervention Project in our neighborhood for the past 23 years.

Their staff is always friendly and supportive of the neighborhood as a whole, and individually, to our families, children and pets. Although they do both good and hard work throughout our community, there has never been a disturbance of any kind at their offices. On the contrary, their staff's presence, as well as their occasional hosting of small, community-based meetings (with police, court personal and other community leaders) has only increased the neighborhood's sense of well-being. In truth, on most days, we barely notice they are there.

We feel the Summit University/Cathedral Hill community is inheriting very good neighbors, in every sense of the term.

We wish them the very best and will miss their presence in our close-knit community.

Sincerely,

Jonathan S Bucki
651-428-1191

Richard Gulbourn

Ding Ling

DD

1506 Igglehart Ave
St. Paul MN
55104

1490 IGLEhart
St Paul MN 55104

1484 Igglehart ave
St. Paul MN 55104
1506 Igglehart Ave Lower Level
St Paul MN 55104

Johnathan Bucki and Neighboring Residents of the St. Paul Intervention Project

Mary Joyce	1525 Marshall ave. St. Paul	651-291-8156
Alan Quirk	1463 MARSHALL St. Paul	651-222-4433
Freda Zon	1493 Iglehart AVE	phone # not needed 651-208-9610
Brian Scott	1514 Iglehart ave	651-644-2566
Mary E. Gonsz	1524 Iglehart Ave	651-646-9628
Ray T. Hill	1540 Iglehart AVE	651-287-3097
Kenn M. Higgins	1540 Iglehart Av	651-246-9668
Nellie Murre	1535 MARSHALL AVE	651-646-6999

Radel, Jamie (CI-StPaul)

From: Chuck Belland <cabelland@aol.com>
Sent: Saturday, June 21, 2014 3:05 PM
To: Radel, Jamie (CI-StPaul)
Subject: Conditional Use Permit/390-394 Dayton Avenue, St. Paul

Follow Up Flag: Follow up
Flag Status: Flagged

Jamie...today, Saturday, I took a walk over to 390-394 Dayton Avenue. Nice building, great location. I have been informed by others in the neighborhood about the efforts of the St. Paul Domestic Abuse Intervention Project ("SPI") and proposed relocation to 390-394 Dayton Avenue. And although I don't know the organization first hand, I have a basic understanding what they do and who they help.

I believe 390-394 Dayton would be ideal for SPI. The SPI team needs to push forward and get their relocation efforts finalized. Any dissenting vote is self serving and gives no recognition to those who are providing a much needed service within our great city. As a neighbor and advocate for SPI, I vote strongly in favor of SPI'S relocation efforts to 390-394 Dayton Avenue.

Please feel free to contact me with concerns.

Thank you.

chuck

Chuck Belland
370 Marshall Avenue #508
St. Paul, MN 55102-1927
612-759-1081 cell

Radel, Jamie (CI-StPaul)

From: Stephanie Fay <stephaniefay@yahoo.com>
Sent: Tuesday, June 24, 2014 11:37 PM
To: Radel, Jamie (CI-StPaul)
Subject: 394 Dayton Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN. 55102

Dear Jamie,

We are the long time (20+ years) homeowners at 396 Dayton Avenue. We write to support and welcome the Saint Paul Intervention Project as our *very* next door neighbors at 394 Dayton Avenue. It was good to have the visual arts school as a neighbor these many years, and I believe it will be even better to have this long term community service agency own and utilize the building next. We fully support this conditional use, and we look very much forward to having the building occupied and vibrant once again.

Unfortunately, we are unable to attend the hearing next week, but we would be happy to talk to anyone who might want to contact us for any reason.

Thank you for your time.

Sincerely,

Stephanie Fay & Nancy Aarsvold

651.226.1935

Jamie Radel
City of Saint Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
Saint Paul, MN 55102

Dear Ms. Radel,

As an independent contractor of a small business in the Cathedral Hill area, I'm writing in support of the St. Paul Intervention Project and the purchase of the 394 Dayton property as their new office location. The commitment this organization has to keeping the women in our community safe and healthy is a wonderful example to all and will be a great addition to the neighborhood.

I believe myself, as well as other businesses, will benefit from having the presence of the community leaders that are involved with this organization in the area. The organization is a great fit in an already tight-knit community that takes care of one another and strives to continue to keep the neighborhood a friendly and welcoming area.

Please contact me with any additional questions or concerns.

Sincerely,
Kimberly Byers

Kimberly Byers
Urban Village Salonspa
651-330-8404
Kimberly.urbanvillage@gmail.com

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 W 4th Street
St. Paul, MN 55102

Dear Ms. Radel:

I am writing this letter in support of the St. Paul Intervention Project's proposal to purchase and occupy 394 Dayton Avenue for their office space. I have been a resident of the Cathedral Hill neighborhood for 8 years, and I believe the agency and its employees will be an asset to the neighborhood.

The St. Paul Intervention Project provides an important community service and we would be lucky to have their offices in our neighborhood. If you have questions, please feel free to contact me.

Sincerely,

Sarah Shefelbine
370 Marshall Ave Apt 501
St Paul, MN 55102

Radel, Jamie (CI-StPaul)

From: steven kluz <stevenkluz@gmail.com>
Sent: Thursday, June 19, 2014 3:12 PM
To: Radel, Jamie (CI-StPaul)
Subject: Conditional Use Permit/390-394 Dayton Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Radel: My wife and I have lived at The Aberdeen Condominium, 370 Marshall Avenue, St. Paul, since it opened in 2005. The Aberdeen is located approximately 200 feet from 390-394 Dayton Avenue. I have in the past served as President of the Homeowners' Association at the Aberdeen, and I am presently on its Board of Directors. (This letter is written in my own capacity, however.)

I have received notice of the Conditional Use Permit Application submitted by St. Paul Domestic Abuse Intervention Project ("SPI"). In response, I have taken it upon myself to review the Application submitted by counsel for SPI, and I have spoken to Rebecca McLane, Program Manager for SPI, to determine the likely impact relocation of SPI to my neighborhood would have.

Based upon my review, I am well satisfied that the proposed relocation will have no appreciable negative impact on the neighborhood. Instead, it appears that this relocation will provide a positive contribution to the neighborhood, and to the City of St. Paul as a whole. One need only pick up the newspaper to appreciate that domestic violence is a scourge that needs to be dealt with. I am satisfied that SPI, in fulfillment of its educational and counseling role, will make a positive contribution to abatement of domestic violence and, in so doing, will not be disruptive to the neighborhood.

In short, I believe that SPI will be a good neighbor and that they should be welcomed with open arms. Accordingly, I stand in support of approval of SPI's application for a Conditional Use Permit.

Very truly yours,

Steven J. Kluz
370 Marshall Avenue/#209
St. Paul, MN 55102

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN. 55102

Dear Ms. Radel:

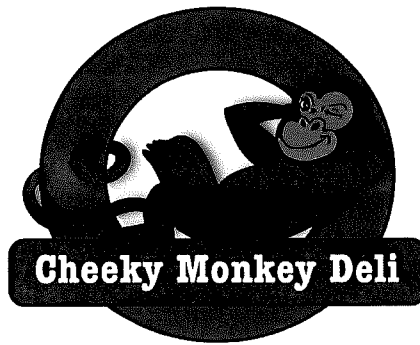
As a business owner in the Summit University/Cathedral Hill neighborhood and strong promoter for our neighborhood's well-being and success, I am writing this letter to express my support of the St. Paul Intervention Project purchasing and moving into the office building at 394 Dayton Avenue. I appreciate their role in ensuring the well-being and safety of our community, and understand how the building on Dayton Avenue will be used as office space for their agency.

As the owner of The Design Company, on 173 Western Avenue North, I welcome them to our Summit University/Cathedral Hill neighborhood, and feel they will be great neighbors and greatly add to the friendly atmosphere of our close community.

Sincerely,

A handwritten signature in black ink, appearing to read "Joy Yoshikawa". The signature is fluid and cursive, with a small flourish at the end.

Joy Yoshikawa



June 27, 2014

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN. 55102

Dear Ms. Radel:

As the owner of the building at 517-525 Selby, and the co- owner of the Cheeky Monkey, in the Summit University/Cathedral Hill community, I am a strong promoter of our neighborhood. I am writing this letter to express my support of the St. Paul Intervention Project purchasing and moving into the office building at 394 Dayton Avenue.

I deeply appreciate the good work they have done for St. Paul over the past three decades and think the building on Dayton Avenue will be a perfect place for their office.

I sincerely hope they will be joining our neighborhood, for they would be a wonderful addition to our vibrant and close-knit community.

Sincerely,

Robert P. Hafdahl
President
Cheeky Monkey Deli, LLC'
517 Selby, LLC

Radel, Jamie (CI-StPaul)

From: Brian Alton <brian@mcclay-alton.com>
Sent: Friday, June 27, 2014 11:49 AM
To: Radel, Jamie (CI-StPaul)
Subject: FW: 394 Dayton Avenue

Attached is an additional letter of support. Please include with the public record. Thank you.

Brian D. Alton

M^cCLAY·ALTON, P.L.L.P.

brian@mcclay-alton.com

----- Forwarded message -----

From: **Carl Nelson** <carlnelson37@gmail.com>

Date: Thu, Jun 26, 2014 at 2:17 PM

Subject: 394 Dayton Avenue

To: jaiieradel@ci.stpaul.mn.us

This is to inform you that I support the use of 394 Dayton Avenue as offices for the St. Paul Domestic Abuse Intervention Project.

I live at 222 Virginia Street, two and a half blocks from 394 Dayton.

I believe an office building is an appropriate reuse of the building previously used by the College of Visual Arts for offices and a library.

I also believe assisting the St. Paul Domestic Abuse Intervention Project is for the public good.

Carl E. Nelson, Jr.

222 Virginia Street

[651-290-0833](tel:651-290-0833)

carlnelson37@gmail.com

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN. 55102

Dear Ms. Radel:

Let's be real, how can there be a concern with parking issues when there are lives at stake? When did an ordinance become more important than the wellbeing of women and children caught up in an abusive relationship?

If there has EVER been a just-cause for change, this is it. It's time we set regulations aside and focus on an issue that has nearly reached epidemic levels.

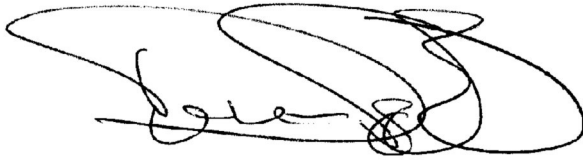
As a neighborhood business owner, I write this letter in support of St Paul Abuse Intervention's request for a conditional use permit for the building located at 394 Dayton Ave.

It is my opinion that they would be a wonderful addition to the neighborhood. Their reputation is stellar, in support of that claim, all one would have to do is speak to Chief Tom Smith, or assistant Chief Bill Martinez of the wonderful St. Paul Police Department. If you do so, I am sure that you would hear that: St Paul Abuse Intervention is their go-to resource that is counted on 24/7 to provide support to those women and children in abusive situations, without them, there is nearly nowhere to turn.

Let's truly be a "saintly city" and govern from the heart, rather than the record books and take one huge step toward dealing with domestic abuse of women and children.

To those on the planning commission, I urge you to do the right thing, support St Paul Abuse Intervention's request for the conditional use permit. With that support, hearts will be mended, lives will be saved and our community will be richer.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Foote', with a large, stylized flourish at the end.

Dan Foote
Owner, Foote Marketing
165 Western Ave N.
St Paul, MN. 55101
651-659-9648
651-274-5125

BETTY McCOLLUM
4TH DISTRICT, MINNESOTA

1714 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-6631
FAX: (202) 225-1968

165 WESTERN AVENUE NORTH
SUITE 17
ST. PAUL, MN 55102
(651) 224-9191
FAX: (651) 224-3056

www.house.gov/mccollum



UNITED STATES
HOUSE OF REPRESENTATIVES

COMMITTEE ON APPROPRIATIONS
SUBCOMMITTEE ON DEFENSE
SUBCOMMITTEE ON INTERIOR,
ENVIRONMENT, AND RELATED AGENCIES
SENIOR DEMOCRATIC WHIP
CONGRESSIONAL
GLOBAL HEALTH CAUCUS,
CO-FOUNDER
CONGRESSIONAL
NATIVE AMERICAN CAUCUS,
CO-CHAIR

June 27, 2014

The Honorable Kathy Lantry
Council President
City of St. Paul
15 Kellogg Boulevard W
Saint Paul, MN 55102-1615

Dear Kathy:

I have been contacted by a constituent, Ms. Shelley J. Cline, Executive Director of The St. Paul Domestic Abuse Intervention Project regarding their attempt to purchase a building located on 394 Dayton Avenue for their new home. Since its inception in 1984, The St. Paul Domestic Abuse Intervention Project has provided support services and advocacy on domestic violence prevention programs.

I understand that the City of Saint Paul, in particular the St. Paul Police Department and Ramsey County District Attorney Office have worked with The St. Paul Domestic Abuse Intervention Project over the years on domestic violence prevention efforts.

As a Member of Congress, I have supported the City of St. Paul, the St. Paul Police Department and Ramsey County in working with The St. Paul Domestic Abuse Intervention Project over the years on domestic violence prevention programs.

Thank you for your consideration of The St. Paul Intervention Project's plan to relocate their office building.

Sincerely,

A handwritten signature in blue ink that reads "Betty McCollum".

Betty McCollum
Member of Congress

cc: The Honorable Dai Thao, City Councilmember Ward1
Ms. Kit Hadley, Interim Director of PED
Ms. Donna Drummond, Director of Planning and Zoning

Photos: 390-394 Dayton Avenue



Building and associated parking lot from northeast.



Street view of the building.



Building looking north from alley.



Parking lot looking north from alley.

394 Dayton Avenue: Interior Photos

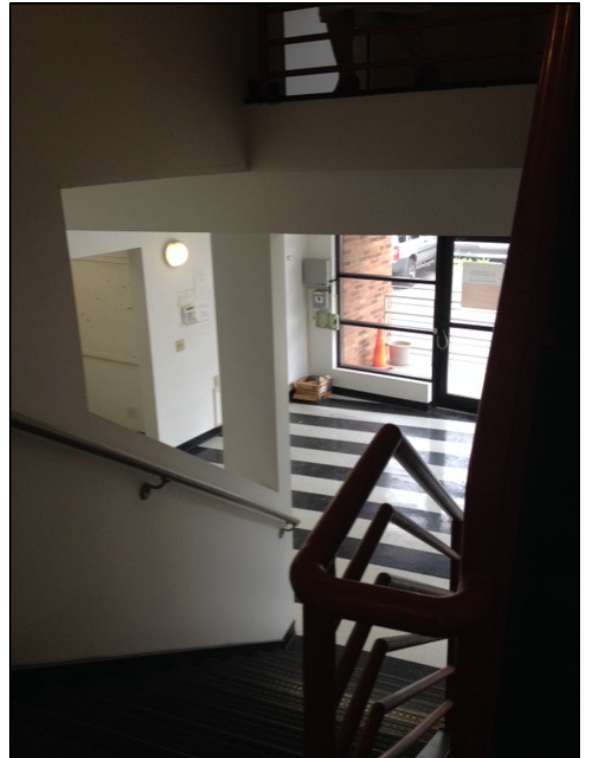
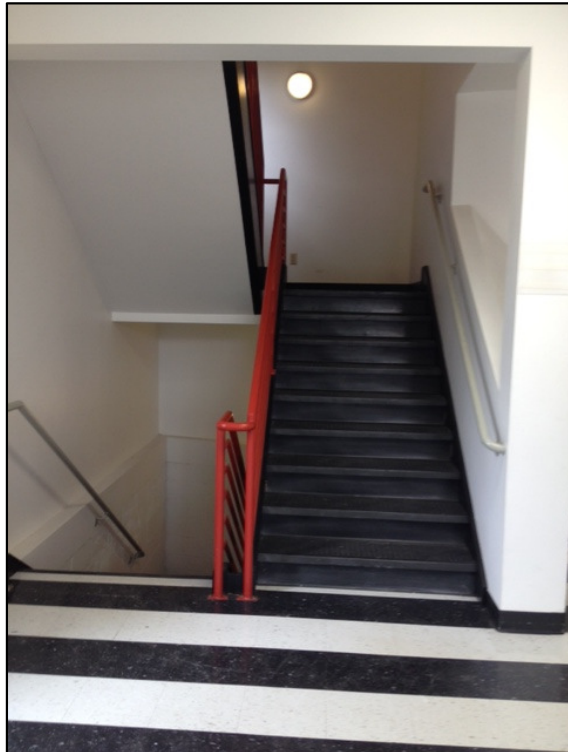
First Floor



Second Floor



Stairway



Basement



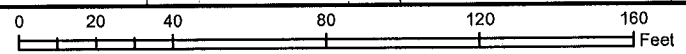
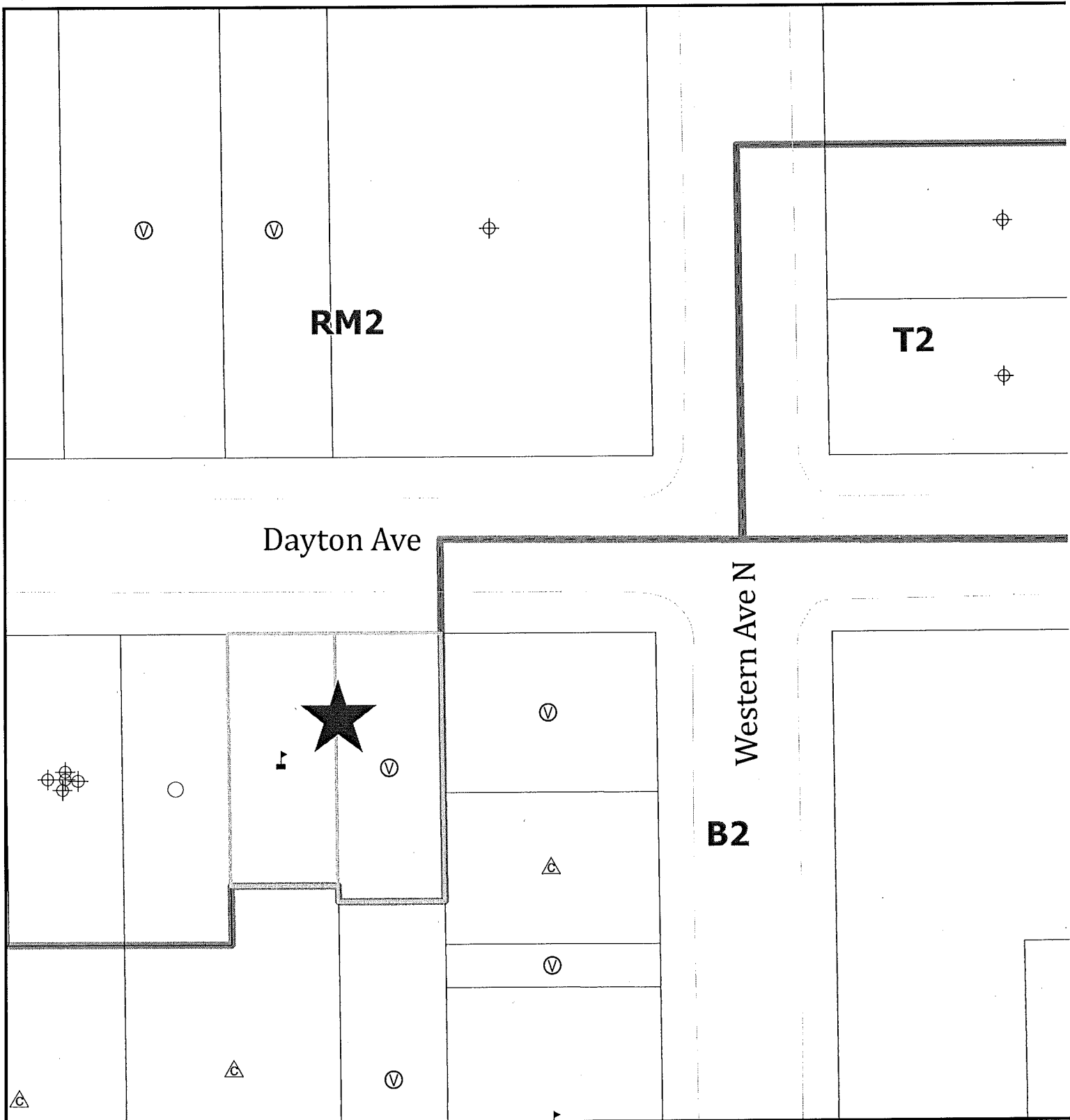


DAYTON

390-394 Dayton Ave.

WESTERN

SELBY



APPLICANT St. Paul Domestic Abuse Intervention Project

APPLICATION TYPE Conditional Use Permit w/mod

FILE # 14-293465 DATE 6/3/2014

PLANING DISTRICT 8

ZONING MAP # 15

- | | |
|----------------------|--------------------------|
| Commercial & Office | Residential One Family |
| Industrial & Utility | Residential Two Family |
| Institutional | Residential Three Family |
| Vacant/Undeveloped | Multifamily |

Saint Paul Department of Planning and Economic Development
Ramsey County

