



**UNION PARK DISTRICT COUNCIL**  
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March 4, 2020

Dear Councilmembers,

District 13 Union Park District Council [‘UPDC’] supports Alatus LLC’s ‘Lexington Project’ development proposal to develop the site at 411-417 Lexington Avenue. We recognize that Alatus proposes to develop the plot into a 6-story mixed-use building with 288 residential units, including efficiency, studio, alcove, 1 bedroom, 2 bedroom, and 4 bedroom co-living units, and a 3,300 square foot retail space.

In 2019, the UPDC sent a letter to Alatus that recognized the 5 [five] UPDC Land Use and Economic Development Committee [‘CLUED’] meetings that Alatus attended. Alatus presented its initial plans at its first meeting with CLUED, however subsequent meetings involved a variety of community engagement sessions with not only Union Park community members, but also executive directors and community members from Frogtown and Summit University District Councils. One of the community engagement sessions involved an evaluation of the plan based on a draft CLUED Equitable Development Scorecard. In response to considerable feedback and concern among community members, Alatus reworked their plans for the Lexington Project throughout 2019. In October 2019, UPDC sent a letter to Alatus with several requests, including: 1. A request for neighborhood-appropriate retail, 2. Affordable housing with some rents targeted to 30% of AMI, 3. A diverse selection of housing unit types, and 4. Equity focused hiring for project contractors and subcontractors. In response to these requests, Alatus has committed to: 50% of the units at 60% AMI; 3,300 sq. ft of retail space, a diversity of housing types with the exception of 3 bedroom units due to a lack of subsidy support for the project, and equitable hiring with a mixture of union and non-union workforce. Without public subsidy support, Alatus has conceded it could not comply with UPDC’s request for units at 30% AMI even though this is a goal set forth in our Equitable Development Scorecard. UPDC recognizes that since this is a privately funded project, 30% AMI could not be accomplished without public subsidy. Instead, Alatus committed to 50% of the units at 60% AMI in an attempt to work with UPDC and the community to provide affordable housing. In addition, UPDC sent a letter to the City of St. Paul requesting that the city work with Alatus to offer 30% AMI on a number of agreeable units. While this has not occurred to date, UPDC wishes to renew this request to the city as affordable housing is an important tenet of UPDC’s work toward equity.

In supporting Alatus LLC’s Lexington Project, the Union Park District Council believes that the project aligns with UPDC’s commitment to: addressing affordable housing and equity for its citizens within UPDC’s borders, requesting that developers strive to engage community members as to the development and design plans, and working with developers to accomplish those goals.

In this case, Alatus worked to address affordability and equity by committing to 50% of the units at 60% AMI, engaged CLUED and community efforts on numerous occasions and levels to elicit feedback and address concerns, and worked with CLUED to accomplish its goals. Thus, UPDC offers its support for the Alatus LLC's Lexington Project.

Sincerely,

*Henry Parker*

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