



*District 10 Como Community Council
Historic Como Park Streetcar Station
1224 Lexington Parkway North Saint Paul, MN 55103
(651) 644-3889
www.district10comopark.org*

November 16, 2011

St. Paul Planning Commission
25 W 4th St
400 CHA
St. Paul, MN 55102

Dear Members of the St. Paul Planning Commission;

On October 18th, the District 10 Como Community Council voted unanimously in favor of the recommendation by our Land Use Committee to support Semper Development's proposed redevelopment plan. This plan calls for a Walgreens store on the property currently owned by MGM Liquors on the southwest corner of Lexington Parkway and Larpenteur Avenue. The Land Use Committee's recommendation was a result of a process that spanned over a year and a half.

Our support of the project is based on the design presented by John Kohler of Semper Development, the information presented by Wenck Associates concerning the traffic around the site, and feedback from the community during several community meetings since March 2010. The approval is also dependent on the following three requests from the community:

- That the store will be closed for business by 10:00 p.m. There are various reasons for this with perhaps the most important being that the drive thru window will be almost bordering the adjacent residential property.
- That the fence surrounding the alley turn-around should be constructed of a more substantial material (for example brick or steel) rather than the originally proposed wood fence.
- Delivery hours should be respectful of the neighborhood and during off peak traffic times, such as not before 7:00 a.m. and not after 2:00 p.m.

While the Board vote was unanimous, a Community vote was held prior to the Board vote; the result of which was 26 in favor of the Land Use Committee's recommendation and 7 against it. A couple of main issues of trepidation for the neighbors are traffic issues at this corner and adjacent residential streets, and the Community need for assurance that the properties currently owned by MGM Liquors will be sold as Single Family Owner Occupied homes following the redevelopment of said properties. Ideas for traffic solutions that were brought forth by the community are bump outs on the side streets, signage on Lexington, and speed bumps on California Ave.

topw

In conclusion, the District 10 Como Community Council appreciates John Kohler and Semper Development's efforts to shape their plan to be respectful of the community and address issues of the neighborhood. Our hope is that as the project moves forward Semper Development will continue to communicate with the District 10 Land Use Committee as a tool to get further community perspective and feedback.

Sincerely,

Jon Knox
Board Chair
District 10 Como Community Council

CC: Paul Dubruiel, City of Saint Paul Planning and Zoning
Amy Brendmoen, Ward 5 Councilmember
Russ Stark, Ward 4 Councilmember
John Kohler, Semper Development

Am 2C

Penelope Simison - MGM & Walgreens File

From: <kmsun@comcast.net>
To: <penelope.simison@ci.stpaul.mn.us>
Date: 11/22/2011 2:13 PM
Subject: MGM & Walgreens File
CC: <billhitejrdds@comcast.net>

November 22, 2011

To the St. Paul Zoning Committee,

My name is Kurt Sundeen and I own a business directly west of the proposed MGM/Walgreen's project. I am unable to attend your meeting today, but wanted to share my comments regarding this property and proposed changes.

First of all I am in favor of the transition of this property to a Walgreen's Store. I feel it will be a good addition to this corner. The only problem I have with the project is the closing of the alley and proposed turnaround. Here are my concerns:

- 1) The only access we will have to our business entrance is from North Dunlap Street. It creates an access problem during the winter months. There is a hill on this end of the alley which can be very slippery even with just a dusting of snow. Today, for example, two employees were unable to get up the hill and required entering from Lexington on the east end of the alley. It also creates a danger in exiting on Dunlap because of inability to see to the south until you are just about into the street. It is not uncommon to slide into the street when exiting in the winter. An added difficulty is cars from the apartment building to the west side of Dunlap parking on either side of exit and across from it.
- 2) There will be a difficulty for delivery trucks and trash removal to adequately access our business. I see them having to back into or out of the alley to access our property.
- 3) Emergency vehicles will also have a difficult time accessing our property which could put our clients or buildings and also the homes behind us at risk.
- 4) Cars needing to go west on Larpenteur from Walgreens will be using West California Avenue as their most reasonable option creating an increased flow of traffic in the neighborhood.
- 5) Lastly and continuing with the lack of access and no alternative option of accessing from the east is that this is our handicapped entrance to the building and I would like to make it as easy as possible for them to park and get into our building.
- 6) If there is no choice in accepting the turnaround, there has been no discussion that I am aware of as to who will maintain, plow and pay for services rendered to the turnaround.

I feel that closing off the alley will create a hardship for my business and is downright dangerous. I would be in favor of keeping the alley open and using signs and speed bumps as a deterrent to use of the alley by Walgreen's customers. I know this portion of plan was already decided on, but ask that the issue be revisited.

Sincerely,
Kurt M. Sundeen
(651)489-0641

Penelope Simison - Rezoning for the MGM site

oppose

From: <jbgraves4548@comcast.net>
To: penelope simison <penelope.simison@ci.stpaul.mn.us>
Date: 11/16/2011 5:50 PM
Subject: Rezoning for the MGM site

I don't think there should be a rezoning from R4 one family residential to a B2 Community Business and conditional use permit for drive thru sales and service.....plus the worst part...the modification of distance from residential property.

Why change a good neighborhood??

Why add more traffic to our already over used side streets?

Why allow this as it will surely lower property values on California and other nearby streets?

Why change something that doesn't need fixing?

Why set a precedent for the rest of the city?...it will make others want to buy up houses and change neighborhoods as well.

Why put up a big box store in a neighborhood that has smaller homes?

Are we only thinking of more taxes for the city, rather than keeping our neighborhood the way it is?

I will bet that no one will want to buy these homes with no backyards...and soon it will be section 8 or renters living in those homes. Is that a good idea for the Como neighborhood? I think not.

It is a very sad day for our neighborhood and St. Paul.

Janet Graves
1134 W. Hoyt
St. Paul, MN

Penelope Simison - Re: WALGREENS/MGM Zoning Meeting 11/22/11 330pm

*Concern
Kroffci*

From: VLSCHEMKE <vlschimke@comcast.net>
To: <penelope.simison@ci.stpaul.mn.us>
Date: 11/22/2011 1:03 PM
Subject: Re: WALGREENS/MGM Zoning Meeting 11/22/11 330pm
CC: <vlschimke@comcast.net>

Support

Penny please see below my thoughts and OK to the Rezoning/Alley issue on the Agenda today for the 330pm meeting

Vickie Schimke
 651-487-9695

From: "VLSCHEMKE" <vlschimke@comcast.net>
To: "Chad Burgess" <chadandgopher@gmail.com>
Sent: Tuesday, November 22, 2011 12:51:47 PM
Subject: WALGREENS/MGM Zoning Meeting 11/22/11 330pm

Penelope

I am Vickie Schimke, residing at 1139 California Ave West, St Paul, MN, The location of residence is on the alley issue in question. 3rd home going West to Dunlap Ave alley exit.

I realize this development will possibly be going forward to the next phase upon your vote today.

As long as this development is done in the best interest of this neighborhood, with regard to our concerns previously expressed in District meetings, it should be a "GO" for my household at 1139 California.

The concerns, as stated at numerous District 10 meetings.

Traffic is the utmost concern for many of the California Ave residents. We need to make sure all traffic is not routed straight onto California Ave West from the Walgreens exit onto Lexington Ave for a Right turn. We ask that traffic calming measures take precedence for this street, such as a generous curb bump-outs,, excessive signage,(no thoroughfare) and other possible measures to reduce traffic onto California Ave from Lexington Pkwy. The traffic study done seems to not take in effect the continuous flow of traffic throughout the day not just from Walgreens but from Lexington Ave.

1. As for the alley issues, Vacating the alley is a must, No traffic from Walgreens. The Turnaround fencing needs to be Brick at a minimum 6ft high., NO WOOD fencing. Absolutely no pedestrian access from Walgreens or Larpentaur Ave onto the vacated alley.
2. As for rezoning part of the alley to B2 Community Business from R4 to Single Family Residential, this is OK'd by myself and my husband Greg. As long as the rebuilding is done with considerations for the future residences of the homes in question adjacent to the proposed Walgreens development
3. One last question. Are the residents able, at any time, to request a new review from the city, if the traffic, noise and any other concerns arise during the demolition (of MGM) or construction and after the opening of the business of Walgreens?

Penelope Simison - Concerning MGM/Semper Rezoning Request

From: Chad Burgess <chadandgopher@gmail.com>
To: <penelope.simison@ci.stpaul.mn.us>
Date: 11/22/2011 12:47 PM
Subject: Concerning MGM/Semper Rezoning Request

To the Rezoning Committee:

My name is Chad Burgess and my wife, Carla Donovan_Burgess, and I own 1133 California Avenue W. Our home is only one house west of the proposed rezoning and one of the properties that will be most directly effected. When this issue first came to my wife and I we were deeply concerned about the potential home value drop and traffic safety issues. We attended multiple meetings concerning this issue, and met with Mr Maglich and Mr. Setter of MGM Liqour on multiple occasions to address our concerns.

1. Our first concern was sustained value in our home, given the current market we were concerned with the effect the rezoning of the homes would reflect on potential resale. We were also concerned about the rental/vacant status of homes currently owned by Mr. Maglich and MGM and how they may effect our property value if they remain in their current state. My wife and I spoke about this with Mr. Maglich and two realty experts with 30+ years experience in Como Park. We were pleased with the result of the conversations and our concerns here have been put to rest, thanks to Mr. Maglich and our friends in real estate.

2. Our next concern was over the safety and traffic in the neighborhood. This project has two impacts first in reference to the alley behind our home and the second on California.

Alley-Currently the alley is a serious safety concern of ours. Customers of MGM and persons frustrated by light timing at Lexington/Larpenteur use the alley as a thoroughfare with no respect for public/property safety. On more than one occasion I have almost been by vehicles traveling at high rates of speed through this area. Additionally foot traffic through the area exposes risk to private property an opportunistic theft as is a problem in all areas of Saint Paul, but possibly more so here as we have a higher concentration of people who walk through. I brought up this concern with the developers and Land Use Committee the solution was to extend the fence putting in a turn around prevent vehicular use and discouraging pedestrian traffic, we asked that the fence be of substantial materials, the developers have been very accommodating to this request and is in the proposal before you. I ask you to keep this in the drawing.

California Ave- This is an ongoing issue with or without the proposed development. With the development we will see an increase in traffic. The number of cars does concern me, but what concerns me more is the safety employed by the public. The developer cannot change this issue as it is part of a larger issue. I ask that as this moves forward we use this time as an opportunity to have the city help residents of our neighborhood to curtail traffic increase and more importantly increase safety.

Overall I am very pleased with the proposal as it sits before you today. The local residents, District 10 Land Use Committee, met several times to discuss the proposals. The developers, Mr. Maglich, Mr. Setter and the MGM staff were responsive to the community concerns and have addressed them well. I urge the committee to approve the request with the site plan as is and the recommendations by District 10 as quickly as possible so that this project may begin. All safety and property concerns of my wife and I, have been or are being addressed by the developers and this proposal. We have signed off on the

Hite-Sundeen, L.L.C.

1132 Larpenteur Avenue West
St. Paul, MN 55113
651-488-8852 651-489-0641

November 8, 2011

District 10 Como Community Council
Land Use Committee
1224 Lexington Pkwy N.
St. Paul, MN 55103

Re.: Redevelopment of MGM Liquor property, Adjacent Residential and Public Properties

Dear Land Use Committee:

Hite-Sundeen, LLC, 1132 Larpenteur Avenue West did not receive a notice of the Tuesday, October 18, 2011, community meeting noted in your October 25, 2011, web site publication regarding the development of our adjacent property currently owned by MGM. Please notify us for future meetings if interested party notices are given.

We would like an opportunity to seek answers to questions on matters that concern us and possibly other property owners on the SW block of Larpenteur and Lexington Avenues. As expressed in a letter to the St. Paul City Council and Planning Division dated September 8, 2011, (enclosed) we brought up maintenance of the proposed turn-around including the responsibility of snow removal in this space.

- Will the land for this structure, planned for the ultimate benefit of Walgreens, be owned by the City of St. Paul, Semper Development, Walgreens or MGM Liquor?
- Will the owner share in the cost of city alley maintenance or will it be shifted to the remaining property owners to the west?
- With or without a fence surrounding the alley turn-around, who will have the responsibility of snow removal and storage from this space?
- Have you considered the "permanent" fence structure surrounding the turn-around may be too restrictive into the future?
- Also, has there been adequate space provided in these "approved plans" for delivery and service trucks to turn around easily?

Page 2.
District 10 Como Community Council
Land Use Committee

Perhaps some of these answers were provided in the October 25th meeting, or perhaps these are issues that are to be addressed by the new St. Paul City Council and Planning Division.

Please have a District 10 Community Council Land Use Committee member contact us to discuss these matters.

Sincerely,

William H. Hite, Jr.

Kurt M. Sundeen

Enclosure
Cc.: St. Paul City Council and Planning Division

Penelope Simison - MGM & Walgreens File

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