

November 12, 2013

Russ,

Enclosed is information about the residents concern of adding 1455 Fulham Street to the existing Restricted Parking Area 2 to be brought up at the November 20, 2013 City Council Meeting.

If you have any questions or need further information you can contact me at larrymckay@comcast.net or 651-646-5803.

Thanks for your consideration.

Larry McKay

Larry McKay

(1479 Fulham)

November 11, 2013

To: Russ Stark, St. Paul City Council Member

Re: St. Paul City Council Public Hearing about the proposed addition of 1455 Fulham Street to Residential Permit Parking Area 2 with the following restriction "No Parking 8am-8pm Except by Permit" to be held on Wednesday, November 20, 2013.

This would be City Council Ward # 4 and Planning District # 12.

There is considerable concern by all of the residents on the west side of Fulham Street, south of Hendon Avenue about adding 1455 Fulham Street to the existing Restricted Parking Area 2 which has the following restrictions: "No Parking 8am-8pm Except by Permit". Most of the residential home owners from our block attended the District 12 Land Use Committee meeting on October 3. Below is our response after attending this Land Use Committee hearing.

In 1982 the Seminary sought and received permission from District 12 and the City Council to move a single family house and a duplex and to tear down two homes to make way for a new chapel and dining center building at the corner of Fulham and Hendon. The residents were very vocal about the increased parking problems that would come with this development. The parking problems were already difficult. One of the suggestions from the neighbors was to build the new building on the corner of Como and Hendon, which would involve tearing down old Asgaard Hall and a newer maintenance garage that the Seminary used for storage and work. The Seminary said they did not want to lose those buildings and assured District 12 and the City Council that an enlarged parking lot on Fulham would take care of the parking problems. The Seminary prevailed. The center was built. The parking problems intensified. Asgaard Hall and the maintenance garage were later torn down to provide land to build the Lutheran Social Services building that now sits on the corner of Como and Hendon.

In 2012 or 2013 the Seminary sought and received permission from the Land Use Committee for District 12, District 12 Council, and the City Council to sell the 10-unit apartment building at 1455 Fulham Street. Apparently no one on any of these committees and Councils asked about the parking arrangement for that apartment building. And apparently when the Seminary representatives spoke to the Land Use Committee and District 12 they did not mention the parking issue that would come with the private ownership of the apartment building, i.e. no off-street parking would be available. Susan and Patrick Duffy bought the apartment building in 2013. They knew there was no off-street parking. They also said they were going to encourage the future tenants to not own cars.

The City of St. Paul was up on informing the residents of this block of Fulham when the Duffy's made their request for the 1455 apartment house to be included in the residential permit parking zone on the west side of Fulham. The residents have been

fighting this parking problem for years. We appreciate the City informing us of this request.

And we have a bigger question: Why were we not informed about the Seminary originally requesting permission to sell 1455? We could and would have given the committee and Councils accurate insights into the parking problems that would arise. We feel left out of the big decisions. We now need to defend our ever-present parking issues.

We put the blame for this present parking issue directly on the shoulders of the Land Use Committee for District 12, the District 12 Community Council, and the St. Paul City Council. Apparently none of these representatives, or staff members, questioned the lack of off-street parking for the apartment building. We can't fault the Seminary. They did their job. They were wise not to bring up the parking issue.

Again, the residents of the southern block of Fulham Street have lived with parking problems for years. Several times since 1980 we brought them to the attention of District 12 and the City Council. We brought the issues up in 1980 to District 12. The Seminary responded by putting "No Seminary Parking" signs up on the residential side of the block. They also told residents to give them the license plate numbers of cars that parked there so they could tell the students directly not to use that side of the street for parking. This lasted several months until a few students refused to honor the signs, stating that it was a public street. The Seminary then took the signs down and we received no other assistance from them or from the District 12 Council. We brought up the issue when the Seminary was seeking permission to remove the four houses on Fulham and construct the Center. We were assured by the Seminary, District 12, and the City Council that the enlarged parking lot on the east side of Fulham would take care of the problem. The problem intensified. A lot!

In 1997, in a one-on-one conversation after a District 12 public meeting concerning street repairs, resident Larry McKay posed the parking problem to Duane Jagiello, Traffic Engineer for the Department of Public Works. Mr. Jagiello informed Larry that the city had a procedure for residents to petition for restricted parking areas. After documenting the parking problems on this block for about a year, the residents then submitted a petition for the restricted parking zone. As suggested by Mr. Jagiello, we also included the east side of the next block of Fulham Street across from the Seminary because we did not want to simply move the parking problem northward. The petition was accepted by the city and the parking issue was resolved. It is important to point out that this advice was given by a city employee in response to a casually-voiced concern, not by any of our District 12 or city representatives whose help was long sought.

The residents have the following inquiry. Isn't it true that any apartment built now must provide off-street parking? The apartment building at 1455 Fulham originally had some off-street parking off of Como Avenue. There was garage space for four or five vehicles. There was also a wide cement stairway from Como Avenue near the garages, up the hill, to the back of the apartment building. However, when the Seminary purchased the building, off-street parking was provided for the tenants in the adjacent

Seminary parking lot. The garage area for 1455 Fulham was neglected, deteriorated, and eventually torn down. The stairway was also eventually removed. The tenants in 1455 have used the Seminary parking lot for nearly 60 years. Again, the question arises: Should this off-street parking issue have been raised before the approval was granted for the sale of the apartment building? It seems odd that the City allowed the sale of 1455 Fulham, a 10-unit apartment building, to private ownership without a defined plan for off-street parking.

The residents on the west side of Fulham Street feel the addition of 1455 Fulham to the Residential Permit Parking Area 2 will again cause horrible parking problems. It should also be pointed out that the 1455 apartment building only has a few feet of parking frontage on Fulham Street, not enough to even park one vehicle. The primary street access for 1455 is on Como Avenue where there are 110 feet and could provide parking space. In essence, adding restricted parking permits for the residents of 1455 Fulham would be putting the responsibility of providing the parking spaces for 1455 squarely on the shoulders of the concerned residents.

There has been a functional balance of this permit parking zone for the six residential homes and the one fourplex located on this west side of Fulham. The east side of Fulham Street south of Hendon Avenue is not a permit parking zone. There are 14 parking spaces available on the west side of Fulham, 13 of which are in the restricted parking zone. The residents on this side of Fulham currently have 14 permits for these 13 restricted spaces and 15 vehicles. The addition of 10 or more permits from 1455 to this restricted area will cause renewed parking problems if 10 or more additional vehicles are competing for these parking spaces. How many vehicles can be assigned to a restricted area before it becomes a parking problem for its residents? Why cause a new parking problem for the current residents?

There are parking spaces available to the residents of 1455 which are not within the restricted parking area. These include:

1. The one space at the end of the west side of Fulham Street just beyond the restricted area
2. Two or three spaces at the dead end of Fulham Street
3. Fifteen spaces on the east side of Fulham Street, south of Hendon Avenue, which does not have parking restrictions
4. The 110 feet of 1455 frontage on Como Avenue which could be used to park vehicles
5. In addition, at one time there was a parking pad for at least four vehicles for off-street parking from Como Avenue below the apartment building. This space would need to be cleared of overgrowth and restored as a 1455 off-street parking area. The original double curb cutouts from Como Avenue for this space still exist. This parking pad would probably still exist if the Seminary had not provided

off-street parking in their adjacent parking lot and then allowed the parking pad to deteriorate. Should the Seminary have had the responsibility of restoring this parking pad prior to the sale of 1455 or does this become the responsibility of the new owners?

6. Since the Seminary gained additional parking spaces from the sale of 1455 because the new tenants of 1455 are not allowed to park in the adjacent Seminary parking lot, could a portion of the east side of Fulham, south of Hendon Avenue, be added to the permit parking zone to accommodate the vehicles from 1455?

To date, the parking issue appears near resolution and hopefully it will be agreed upon by November 20. We understand these resolutions include: 1) the Seminary agreeing to expand the permit parking area to part of the east side of Fulham which would provide about seven parking spaces, 2) leaving the cul-de-sac at the dead end of Fulham and the one space beyond the permit parking sign as unrestricted parking, and 3) the Duffys agreeing to limit their request for permits to the number of new parking spaces made available by the Seminary and installing a parking pad near their building.

We hope the Seminary grows and flourishes. Other than the parking issues, they are very good neighbors. They are also an asset to the greater community. We hope the purchase of 1455 is a long-term asset to the Duffys. We also hope that they view the neighbors as an asset to their purchase.

Respectively submitted,

Charlotte Osborn 

Larry McKay 

Joe Stinar 

September 23, 2013

Land Use Committee

Advanced Public Testimony of the October 3 Hearing by the St. Anthony Park Committee Council about the addition of 1455 Fulham (a 10-unit apartment building) to the existing permit parking area.

There is concern by all of the residents on the west side of Fulham Street, south of Hendon Avenue, about adding 1455 Fulham Street to the existing Residential Parking Area 2 which has the following restrictions: "No Parking 8am to 8pm Except by Permit". See Appendix A for some background information concerning our request for this permit parking request in April of 1998.

There has been a functional balance of this permit parking zone for the six residential homes and the one fourplex located on this west side of Fulham. The east side of Fulham Street south of Hendon Avenue is not a permit parking zone.

The residence at 1455 Fulham is a 10-unit apartment building and currently has no designated off-street parking. This apartment building was previously owned by the Lutheran Seminary, and the parking for the residents of the building was provided by the Seminary in their adjacent parking lot. This has been the case for more than 60 years. However, with the recent sale of this building to a private owner, the Seminary is no longer responsible for providing off-street parking.


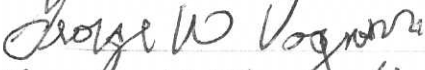



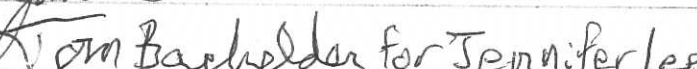

The residents of this block of Fulham Street feel the addition of 1455 Fulham to the Residential Permit Parking Area 2 will cause horrible parking problems. In essence, adding restricted parking permits for 1455 Fulham would be putting the responsibility of providing the parking spaces for the residents of 1455 Fulham squarely on the shoulders of the concerned residents. At one time there was limited off-street parking for residents of 1455 Fulham on Como Avenue below the apartment building. It is now overgrown with trees and brush.

Parking has worked extremely well for the residents on the west side of Fulham because the Seminary residents at 1455 used the Seminary parking lot, but this area will no longer be available to the new occupants of 1455. The residents on the west side of Fulham currently have 14 vehicles to occupy 13 restricted parking places. The neighbors respect each other for parking spaces and any excess vehicles are parked on the east side of Fulham which does not require a permit. The addition of restricted parking permits to the residents of 1455 could result in 10 to 30 additional vehicles competing for 13 parking spaces. This chaotic situation is untenable. Currently, the parking is well balanced.

There are parking spaces available for the residents of 1455 Fulham which are not within the restricted parking area. These include the one space on the end of the west side of Fulham just beyond the restricted area, three spaces at the dead end of Fulham, and any space on the east side of Fulham which has no parking restrictions. In addition, there is space on the original parking pad for this building for four or five vehicles. This space would need to be cleared of overgrowth and reclaimed as a 1455 parking area. The original two double curb cutouts on Como Avenue for this space still exist. This original parking space could possibly be expanded for additional parking spaces. This project should be a priority for and the responsibility of the new owners of 1455. In addition, it might be possible to visit with the Seminary to determine if the occupants of 1455 could rent parking spaces in the adjacent Seminary parking lot.

The concern about adding 1455 Fulham to the existing Residential Parking Area 2 which have the following restrictions "No Parking 8am to 8pm Except by Permit" is supported by the property owners from this block as shown below.

Sincerely,

	1471 Fulham	Signature of Property Owner
	1473 Fulham	Signature of Property Owners
	1479 Fulham	Signature of Property Owners
 JOSEPH STINAR	1481 Fulham	Signature of Property Owners
 JOSEPH STINAR	1487 Fulham	Signature of Property Owners
	1493 Fulham	Signature of Property Owners
 (RAYMOND C. AHRENS)	1497 Fulham	Signature of Property Owners

Please let us know if you need any further clarifications or have any questions. You can contact either Larry McKay (651-646-5803, larrymckay@comcast.net), Charlotte Osborn (651-646-4275, ceo0622@gmail.com), or Joe Stinar (651-644-5657, jstinar@comcast.net).