

West Marshall Avenue Zoning Study Online Comment

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
1	042823220016	2006 Marshall Ave	Stefan Plambeck	2006 Marshall Avenue	stefplam@gmail.com	2018-06-26 15:30	6512693392	I SUPPORT the City's May 18 2018 new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions
2	042823220016	2006 Marshall Ave	Sharon Arad	2006 Marshall Avenue	sharonarad2@gmail.com	2018-06-26 17:55	6516447777	I support the rezoning according the recommendations as amended by the Union Park District Council.
3	042823220015	2000 Marshall Ave	Dean Nelson (homeowner)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-06-26 18:29	612-804-1989	I strongly support the new RT1 zoning designation for my property, 2000 Marshall Avenue. And I also am in favor of the City's May 18, 2018, recommended new west Marshall Avenue rezoning, as amended by the Union Park District Council.
4	332923330058	2017 Marshall Ave	Douglas Allchin	2005 Carroll Avenue, St Paul, MN 55104	allch001@umn.edu	2018-06-28 23:58	6516038805	This should be RT1, not T1. The rationale for making this T1 as "a transition" from T-zone to established neighborhood is not substantiated by the location. The street (Wilder) is a more appropriate and spacious transition, rather than an abrupt change between 2013 and 2005 Marshall. There is already AMPLE commercial development (a block wide) at the node centered on CLEVELAND AVE, over 1 block away now.
5	332923330059	2013 Marshall Ave	Douglas Allchin	2005 Carroll Avenue, St Paul, MN 55104	allch001@umn.edu	2018-06-29 0:03	6516038805	This should be RT1, not T1. The rationale for making this T1 as "a transition" from T-zone to established neighborhood is not substantiated by the location. The street (Wilder) is a more appropriate and spacious transition, rather than an abrupt change between 2013 and 2005 Marshall. There is already AMPLE commercial development (a block wide) at the node centered on CLEVELAND AVE, over 1 block away now.
6	042823220018	2016 Marshall Ave	Douglas Allchin	2005 Carroll Ave, St. Paul MN 55104	allch001@umn.edu	2018-06-29 0:04	651.603.8805	This should be RT1, not T1. The rationale for making this T1 as "a transition" from T-zone to established neighborhood is not substantiated by the location. The street (Wilder) is a more appropriate and spacious transition, rather than an abrupt change between 2013 and 2005 Marshall. There is already AMPLE commercial development (a block wide) at the node centered on CLEVELAND AVE, over 1 block away now.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
7	042823220017	2010 Marshall Ave	DK Allchin	2005 Carroll	allch001@umn.edu	2018-06-29 0:05	6516038805	This should be RT1, not T1. The rationale for making this T1 as "a transition" from T-zone to established neighborhood is not substantiated by the location. The street (Wilder) is a more appropriate and spacious transition, rather than an abrupt change between 2013 and 2005 Marshall. There is already AMPLE commercial development (a block wide) at the node centered on CLEVELAND AVE, over 1 block away now.
8	332923330021	1977 Marshall Ave	Douglas Allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 0:06	6516038805	This should be zoned RM1 (_NOT RM2_), in keeping with the 3-story limit on the Residential Corridor all the way from the River to Fry Avenue. An RM2 designation in practice allows density of inconsistent with and in excess of the target range for a Residential Corridor (4-30 units/acre). It simply does not reflect the SCALE or the CHARACTER of the neighborhood as it currently exists or is envisioned.
9	332923330022	1973 Marshall Ave	DK Allchin	2005 Carroll Avenue	allch001@umn.edu	2018-06-29 0:13	6516038805	This should be zoned RM1 (_NOT RM2_), in keeping with the 3-story limit on the Residential Corridor all the way from the River to Fry Avenue. An RM2 designation in practice allows density of inconsistent with and in excess of the target range for a Residential Corridor (4-30 units/acre). It simply does not reflect the SCALE or the CHARACTER of the neighborhood as it currently exists or is envisioned.
10	332923330064	1985 Marshall Ave	DK Allchin	2005 Carroll	allch001@umn.edu	2018-06-29 0:18	6516038805	This property has historic significance. It should be zoned RT1 (_NOT RM1_) to allow for "Naturally Occurring Affordable Housing" and the preservation and conversion of existing properties, rather than tear-down and rebuild, according to several principles of the 2016 Union Park District Council Plan.

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11	332923330063	1991 Marshall Ave	DK allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 0:20	651.603.8805	This is a single family home and should not be designated for multi-family zonin, only for RT1 – duplex potential. The City's Comprehensive Plan does not see any need for increase in units on Residential Corridors from 2000 to 2030 –rather expecting a DECREASE (Appendix LU-B, page 47), so there is NO NEED to encourage more density where not absolutely essential. Density is targeted for mixed-use corridors (such as Marshall east of Snelling), nor for residential corridors.
12	042823220028	1980 Marshall Ave	DK Allchin	2005 Carroll Avenue	allch001@umn.edu	2018-06-29 0:25	65616038805	This is a single family home and should not be designated for multi-family zonin, only for RT1 – duplex potential. The City's Comprehensive Plan does not see any need for increase in units on Residential Corridors from 2000 to 2030 –rather expecting a DECREASE (Appendix LU-B, page 47), so there is NO NEED to encourage more density where not absolutely essential. Density is targeted for mixed-use corridors (such as Marshall east of Snelling), nor for residential corridors.
13	032823210079	1400 Marshall Ave	DK Allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 0:28	6516038805	Why is this not also T2 or T3, like the property to the west @1500 Marshall? Industrial use in this part of the city is no longer appropriate – this business is easily moved (to Piece Butler or similar). This is Mixed Used Corridor, where fresh residential development should be encouraged, and not disrupting Established Neighborhoods – as noted explicitly in the 2016 Union Park District Plan.
14	332923440106	1671 Marshall Ave	DK Allchin	2005 Carroll	allch001@umn.edu	2018-06-29 0:40	6516038805	Multi-family is not appropriate in this block. The transition to T-zoning occurs in the block to the east (Pierce to Fry). This should remain at current land use, RT1–as the City's Comprehensive Plan does not envision any growth, only modest decline in RESIDENTIAL CORRIDORS such as West Marshall Avenue in this segment (Appendix LU-B, page 47).

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
15	332923440105	1677 Marshall Ave	Douglas Allchin	2005 Carroll Avenue, St Paul MN 55104	allch001@umn.edu	2018-06-29 0:44	6516038805	Multi-family is not appropriate in this block. The transition to T-zoning occurs in the block to the east (Pierce to Fry). This should remain at current land use, RT1—as the City's Comprehensive Plan does not envision any growth, only modest decline in RESIDENTIAL CORRIDORS such as West Marshall Avenue in this segment (Appendix LU-B, page 47).
16	332923440104	1683 Marshall Ave	DK Allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 0:45	6516038805	Multi-family is not appropriate in this block. The transition to T-zoning occurs in the block to the east (Pierce to Fry). This should remain at current land use, RT1—as the City's Comprehensive Plan does not envision any growth, only modest decline in RESIDENTIAL CORRIDORS such as West Marshall Avenue in this segment (Appendix LU-B, page 47).
17	042823110142	1676 Marshall Ave	DK ALLCHIN	2005 CARROLL AVE	ALLCH001@UMN.E DU	2018-06-29 0:46	6156038805	Multi-family is not appropriate in this block. The transition to T-zoning occurs in the block to the east (Pierce to Fry). This should remain at current land use, RT1—as the City's Comprehensive Plan does not envision any growth, only modest decline in RESIDENTIAL CORRIDORS such as West Marshall Avenue in this segment (Appendix LU-B, page 47).
18	042823110141	1680 Marshall Ave	DK Allchin	2005 Carroll	allch001@umn.edu	2018-06-29 1:28	6516038805	Multi-family is not appropriate in this block. The transition to T-zoning occurs in the block to the east (Pierce to Fry). This should remain at current land use, RT2—as the City's Comprehensive Plan does not envision any growth, only modest decline in RESIDENTIAL CORRIDORS such as West Marshall Avenue in this segment (Appendix LU-B, page 47).
19	052823110002	2070 Marshall Ave	Douglas Allchin	2005 Carroll Ave, St. Paul MN 55104	allch001@umn.edu	2018-06-29 15:48	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION ZONE to the single family or duplexes to the west. It should be smaller in scale – no more than T1, and given the development to the east, limited to the corner property only.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
20	052823110003	2074 Marshall Ave	Douglas Allchin	2005 Carroll	allch001@umn.edu	2018-06-29 17:13	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION ZONE to the single family or duplexes to the west. It should be smaller in scale – no more than T1, and given the development to the east, limited to the corner property only. This property should be RT1 (short term, R3), like others in the block.
21	052823110004	2078 Marshall Ave	Douglas Allchin	2005 Carroll Ave, St Paul 55104	allch001@umn.edu	2018-06-29 17:15	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION ZONE to the single family or duplexes to the west. It should be smaller in scale – no more than T1, and given the development to the east, limited to the corner property only. This property should be RT1 (short term, R3), like others in the block.
22	052823110005	2082 Marshall Ave	Douglas Allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 17:15	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION T-1 ZONE limited to no more than the corner property. This property should be zoned to current land use – RM1.
23	052823110006	2086 Marshall Ave	Douglas Allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 17:18	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION T-1 ZONE limited to no more than the corner property. This property should be zoned to current land use – RM1.

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24	052823110001	2062 Marshall Ave	Douglas ALichin	2005 Carroll Ave, St Paul	alich001@umn.edu	2018-06-29 17:19	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION T-1 ZONE limited to no more than the corner property, nothing more than 3 stories, in accordance with the plan for the whole Residential Corridor.
25	052823120008	2194 Marshall Ave	Douglas ALichin	2005 Carroll Ave	alich001@umn.edu	2018-06-29 17:21	6516038805	The strategy of T-zoning is to focus on transportation intersections. So the T2 zone should be limited to the corner 2 properties only, where current larger structures exist. This should remain RT1.
26	052823120007	2202 Marshall Ave	Douglas Allchin	2005 Carroll Ave, St Paul 55014	alich001@umn.edu	2018-06-29 17:25	6516038805	The strategy of T-zoning is to focus on transportation intersections. So the T2 zone should be limited to the corner 2 properties only, where current larger structures exist. This should remain RT1.
27	052823120010	2180 Marshall Ave	Douglas Allchin	2005 Carroll Ave	alich001@umn.edu	2018-06-29 17:25	6516038805	T2 is in keeping with the scale of the Residential Corridor. Nothing taller than 3 stories should be permitted.
28	052823120009	2190 Marshall Ave	Douglas ALichin	2005 Carroll Ave	alich001@umn.edu	2018-06-29 17:27	6516038805	T2 is in keeping with the scale of the Residential Corridor. Nothing taller than 3 stories should be permitted here.
29	052823120140	2210 Marshall Ave	Douglas Allchin	2005 Carroll Ave	alich001@umn.edu	2018-06-29 17:28	6516038805	Nothing taller than 3 stories should be permitted here, as is the proposed standard for the whole Residential Corridor.
30	052823110076	2178 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:34	6128041989	Per UPDC's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
31	052823110075	2166 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:38	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
32	052823110074	2162 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:40	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.

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33	052823110073	2158 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:41	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
34	052823110072	2156 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:42	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
35	052823110071	2150 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:43	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
36	052823110070	2146 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:44	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
37	052823110069	2142 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:44	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
38	052823110068	2138 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:45	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
39	052823110067	2134 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:46	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.

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40	052823110066	2128 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:47	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
41	052823110065	2122 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:49	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
42	052823110014	2118 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:50	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
43	052823110013	2114 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:50	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
44	052823110012	2110 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:51	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
45	052823110011	2106 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:52	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
46	052823110010	2100 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:53	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.

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47	052823110009	2098 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:54	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
48	052823110008	2094 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelspn@pjc.com	2018-07-01 21:55	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
49	052823110007	2090 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:56	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
50	322923440129	2089 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:59	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
51	322923440128	2093 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:00	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
52	322923440127	2097 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:01	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
53	322923440126	2103 Marshall Ave	Dean Nelson	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:02	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.

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54	322923440125	2111 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:02	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
55	322923440124	2115 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:03	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
56	322923440123	2127 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:04	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
57	322923440122	2137 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:05	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
58	322923440121	2143 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:06	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
59	322923440120	2149 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:06	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
60	322923440119	2155 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:07	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.

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61	322923440118	2159 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:08	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
62	322923440117	2163 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:09	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
63	322923440116	2171 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:10	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
64	322923440115	2173 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:11	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
65	042823220018	2016 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:39	6128041989	Per Union Park District Council request, please replace proposed T1 mixed-use with RM1 residential. Wilder Street already creates a natural buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder, so a T1 transition is not needed, and a Marshall Avenue median currently spans Wilder, which prevents left turns generally required for viable commercial use.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
66	042823220017	2010 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:43	6128041989	Per Union Park District Council request, please replace proposed T1 mixed-use with RM1 residential. Wilder Street already creates a natural buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder, so a T1 transition is not needed, and a Marshall Avenue median currently spans Wilder, which prevents left turns generally required for viable commercial use.
67	042823220019	226 Wilder St N	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:44	6128041989	Per Union Park District Council request, please replace proposed T1 mixed-use with RM1 residential. Wilder Street already creates a natural buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder, so a T1 transition is not needed, and a Marshall Avenue median currently spans Wilder, which prevents left turns generally required for viable commercial use.
68	332923330059	2013 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:45	6128041989	Per Union Park District Council recommendation, replace proposed T1 mixed-use with RT1 duplex residential like adjacent residences (2013 Marshall will also likely be deemed an historic or contributing structure by HPC). Wilder Street already creates a natural buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder, so a T1 transition is not needed, and a Marshall Avenue median currently spans Wilder, which prevents left turns generally required for viable commercial use.

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69	332923330058	2017 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:48	6128041989	Per Union Park District Council recommendation, replace proposed T1 mixed-use with RT1 duplex residential like adjacent residences (2017 Marshall will also likely be deemed a contributing structure by HPC). Wilder Street already creates a natural buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder, so a T1 transition is not needed, and a Marshall Avenue median currently spans Wilder, which prevents left turns generally required for viable commercial use. Strong community feedback on this point.
70	332923330059	2013 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:50	6128041989	Very strong Union Park community feedback that T1 is inappropriate for potentially historic 2013 Marshall. It needs to be zoned RT1 like the adjacent historic residences.
71	332923330063	1991 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:52	6128041989	Very strong Union Park community feedback that RM1 is inappropriate here. This property needs to be zoned RT1 duplex like nearby historic residences. There are two schools on Moore within 1.5 blocks of this intersection (St. Mark's and Four Season A+ Elementary), so considerable community concerns were expressed about traffic safety, especially with the 61-bed student apartment (Marshall & Moore Apartments) that will be built nearby soon.
72	332923330064	1985 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:58	6128041989	Very strong Union Park community feedback that RM1 is inappropriate here. This property needs to be zoned RT1 duplex like nearby historic residences. There are two schools on Moore within 1.5 blocks of this intersection (St. Mark's and Four Season A+ Elementary), so considerable community concerns were expressed about traffic safety, especially with the 61-bed student apartment (Marshall & Moore Apartments) that will be built here soon.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
73	042823220028	1980 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:59	6128041989	Very strong Union Park community feedback that RM1 is inappropriate here. This property needs to be zoned RT1 duplex like nearby historic residences. There are two schools on Moore within 1.5 blocks of this intersection (St. Mark's and Four Season A+ Elementary), so considerable community concerns were expressed about traffic safety, especially with the 61-bed student apartment (Marshall & Moore Apartments) that will be built here soon.
74	042823220027	1974 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:00	6128041989	Very strong Union Park community feedback that RM1 is inappropriate here. This property needs to be zoned RT1 duplex like nearby historic residences. There are two schools on Moore within 1.5 blocks of this intersection (St. Mark's and Four Season A+ Elementary), so considerable community concerns were expressed about traffic safety, especially with the 61-bed student apartment (Marshall & Moore Apartments) that will be built here soon.
75	042823220015	2000 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:01	6128041989	City's recommended RT1 makes sense for 2000 Marshall Avenue because an earlier HPC identified this property as historically significant.
76	042823220016	2006 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:04	6128041989	City's recommended RT1 makes sense for 2006 Marshall Avenue because an earlier HPC survey identified this property as having been designed by Cass Gilbert's partner, Thomas Holyoke. Gilbert designed the State Capitol, with Holyoke's involvement.
77	332923330060	2005 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:07	6128041989	City's recommended RT1 makes sense for historic 2005 Marshall Avenue because it was designed by prominent architect Louis F. Lockwood.
78	332923330062	1995 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:09	6128041989	City's recommended RT1 makes sense for historic 1995 Marshall Avenue because it is an outstanding example of Arts and Crafts architecture.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
79	332923330021	1977 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:11	6128041989	1977 needs to be zoned RM1, not RM2 as the City recommends, in keeping with the 3-story limit on residential stretches of this Residential Corridor. An RM2 designation in practice allows density of inconsistent with and in excess of the target range for a Residential Corridor (4-30 units/acre). Does not reflect the existing and desired future scale and character of the neighborhood.
80	332923330022	1973 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:15	6128041989	1973 needs to be zoned RM1, not RM2 as the City recommends, in keeping with the 3-story limit on residential stretches of this Residential Corridor. An RM2 designation in practice allows density of inconsistent with and in excess of the target range for a Residential Corridor (4-30 dwelling units/acre). Does not reflect the existing and desired future scale and character of the neighborhood.
81	332923330023	1969 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:18	6128041989	City's recommended RT1 makes sense for 1969 Marshall Avenue because an earlier HPC identified this property as historically significant. House still occupied by the original family who had it built in 1889. Designed by prominent architect J. Walter Stevens.
82	042823210004	1926 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:22	6128041989	City's recommended RM1 is not appropriate for historic 1926 Marshall Avenue because it was designed by prominent architect Louis F. Lockwood and is a beautifully preserved example. This property should be zoned RT1 to provide it more protection.
83	042823210002	1910 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:25	6128041989	City's recommended RT1 makes sense for 1910 Marshall Avenue because an earlier HPC survey identified this property as historically significant. Designed by notable architects Diedrik Omeyer & Martin Thori.
84	042823210001	1904 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:27	6128041989	City's recommended RT1 makes sense for 1904 Marshall Avenue because it was designed by the prominent architect Frederick Corser and deserves some protections.
85	042823220025	1964 Marshall Ave				2018-07-01 23:32		City's recommended RT1 makes sense for 1964 Marshall Avenue because an earlier HPC survey identified this property as historically significant.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
86	332923340095	1899 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pj.com	2018-07-01 23:37	6128041989	City's recommended RT1 makes sense for historic 1899 Marshall Avenue because it was designed by the prominent, prolific architect Louis F. Lockwood.
87	332923340096	1893 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pj.com	2018-07-01 23:40	6128041989	City's recommended RT1 makes sense for 1893 Marshall Avenue because an earlier HPC survey identified this property as historically significant, and it was designed by architect Allen Stern, who also executed the design for Grand Central Station in Manhattan.
88	332923340097	1885 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pj.com	2018-07-01 23:43	6128041989	City's recommended RT1 makes sense for historic 1885 Marshall Avenue because it was designed by prominent architect Louis F. Lockwood.
89	332923340098	1879 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pj.com	2018-07-01 23:44	6128041989	City's recommended RT1 makes sense for historic and beautifully preserved 1879 Marshall Avenue.
90	332923340099	1873 Marshall Ave	Dean Nelson	2000 Marshall Avenue	dean.m.nelson@pj.com	2018-07-01 23:46	6128041989	City's recommended RT2 makes sense for historic 1873 Marshall Avenue.
91	332923340100	1869 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pj.com	2018-07-01 23:48	6128041989	City's recommended RT2 makes sense for historic 1869 Marshall Avenue designed by notable architect Louis F. Lockwood in 1899.
92	332923340101	1863 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pj.com	2018-07-01 23:50	6128041989	City's recommended RT2 makes sense for historic 1863 Marshall Avenue, as it was designed by Louis F. Lockwood in 1897.
93	332923340102	1853 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pj.com	2018-07-01 23:51	6128041989	City's recommended RT2 makes sense for highly important 1853 Marshall Avenue because an earlier HPC survey identified this property as historically significant. This home represents Louis F. Lockwood's earliest work on Marshall Avenue and is an extremely fine example, completed in 1896.
94	042823210012	1864 Marshall Ave				2018-07-01 23:55		City's recommended RT2 makes sense for 1864 Marshall Avenue, which was designed by an architect who worked with Cass Gilbert named George H. Carsley.
95	042823210013	1866 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pj.com	2018-07-01 23:57	6128041989	City's recommended RT2 makes sense for 1866 Marshall Avenue because this structure was designed in 1896 by Louis F. Lockwood, whose work dominated this block of Marshall Avenue.
96	042823210017	1898 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pj.com	2018-07-02 0:01	6128041989	City's recommended RT1 makes sense for 1898 Marshall Avenue because an earlier HPC survey identified this property as historically significant, along with its "sister" house next door at 1894.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
97	042823210016	1894 Marshall Ave				2018-07-02 0:02		City's recommended RT1 makes sense for 1894 Marshall Avenue because an earlier HPC survey identified this property as historically significant, along with its "sister" house next door at 1898. Both built in 1901.
98	032823210079	1400 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:13	6128041989	As UPDC recommends, this parcel should be T1 zoning like the property just east of Albert Street.
99	032823210077	0 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:14	6128041989	As UPDC recommends, this parcel should be T1 zoning like the property just east of Albert Street.
100	032823210001	235 Hamline Ave N	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:15	6128041989	As UPDC recommends, this parcel should be T1 zoning like the property just east of Albert Street.
101	032823210078	0 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:16	6128041989	As UPDC recommends, this parcel should be T3 zoning like the property just west of Pascal Street.
102	032823210003	1430 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:18	6128041989	As Union Park District Council recommends, this parcel should be T3 zoning like the property just west of Pascal Street.
103	032823210004	0 Marshall Ave	Dean Nelson	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:19		As Union Park District Council recommends, this parcel should be T3 zoning consistent with the property just west of Pascal Street.
104	032823210080	1440 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:20	6128041989	As Union Park District Council recommends, this parcel should be T3 zoning consistent with the property just west of Pascal Street.
105	052823110076	2178 Marshall Ave	Dean Nelson	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:18	6128041989	Please disregard my earlier comment about this property. The comment was actually intended for 2166 Marshall Avenue.
106	042823210032	1846 Marshall Ave				2018-07-02 15:23		City's recommended RT2 makes sense for highly important 1846 Marshall Avenue because an earlier HPC survey identified this property as historically significant. Designed by notable architect J. Walter Stevens and built for the substantial cost (in 1904) of \$8,000.
107	042823210031	1840 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:24	6128041989	City's recommended RT2 makes sense for historically important 1840 Marshall Avenue, designed by Louis F. Lockwood in 1902.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
108	042823210032	1846 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:27	6128041989	City's recommended RT2 makes sense for highly important 1846 Marshall Avenue because an earlier HPC survey identified this property as historically significant. Designed by notable architect J. Walter Stevens and built for the substantial cost (in 1904) of \$8,000.
109	042823210030	1836 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:28	6128041989	City's recommended RT2 makes sense for historically important 1836 Marshall Avenue.
110	042823210029	1824 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:29	6128041989	This property, Charles Thompson Memorial Hall (a social club for the deaf built in 1917), is on the National Register of Historic Places. It would fit in nicely with T1 mixed-use zoning at this intersection. Those who operate Thompson Hall have expressed interest in opening a coffee shop.
111	042823120113	1810 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:35	6128041989	Per Union Park's recommendation, this property should be zoned T1, like the property to its east. The Fairview intersection is a viable mixed-use node; however, the southwest corner can likely only be redeveloped if the three Marshall Avenue properties (1814, 1810, and 1806) and 224 Fairview are all zoned T1 mixed-use.
112	042823120112	1806 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:39	6128041989	Per Union Park's recommendation, this property should be zoned T1, like the property to its east. The Fairview intersection is a viable mixed-use node; however, the southwest corner can likely only be redeveloped if the three Marshall Avenue properties (1814, 1810, and 1806) and 224 Fairview are all zoned T1 mixed-use.
113	042823110142	1676 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:43	6128041989	This single-family home should retain its existing RT1 zoning and not be rezoned to RM1. Pursuant to Union Park District Council's recommendation to slightly scale back proposed RM1 zoning and instead retain existing RT1 for Marshall Avenue single-family
114	332923440106	1671 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:47	6128041989	This single-family home should retain its existing RT1 zoning and not be rezoned to RM1. Pursuant to Union Park District Council's recommendation to slightly scale back proposed RM1 zoning and instead retain existing RT1 for Marshall Avenue single-family homes just east of Pierce Street.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
115	332923440105	1677 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-02 15:49	6128041989	This single-family home should retain its existing RT1 zoning and not be rezoned to RM1. Pursuant to Union Park District Council's recommendation to slightly scale back proposed RM1 zoning and instead retain existing RT1 for Marshall Avenue single-family homes just east of Pierce Street.
116	332923440104	1683 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-02 15:50	6128041989	This single-family home should retain its existing RT1 zoning and not be rezoned to RM1. Pursuant to Union Park District Council's recommendation to slightly scale back proposed RM1 zoning and instead retain existing RT1 for Marshall Avenue single-family homes just east of Pierce Street.



UNION PARK DISTRICT COUNCIL
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June 28, 2018

Ms. Elizabeth (Betsy) Reveal
Chair
Saint Paul Planning Commission
534 Superior Street
Saint Paul, MN 55102
ecr@trios-llc.com

Ms. Kady Dadlez
Senior Planner
Department of Planning & Economic Development
City of Saint Paul
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102
Kady.Dadlez@ci.stpaul.mn.us

Re: West Marshall Avenue Zoning Study

Dear Mses. Reveal and Dadlez and Members of the Planning Commission:

On June 27, 2018, the Union Park District Council ("UPDC") Board voted to endorse implementation of the City's May 18, 2018, West Marshall Avenue ("WMA") Zoning Study recommendations completed by Kady Dadlez, with a handful of notable refinements approved by the UPDC Board. These are illustrated in the attached four maps and summarized below:

- **Map 1:** Cleveland to Cretin should temporarily remain R3/R4 single-family zoning and not RT1 until the City's Student Housing Overlay District can be amended to prevent automatic conversion of registered single-family student rentals to registered student duplexes.
- **Map 2,** immediately east of Wilder: eliminate the proposed T1 designation and replace it with RT1 north of Marshall (2013 [likely deemed historic] and 2017 Marshall homes) and RM1 south of Marshall (2010 and 2016 Marshall and 226 Wilder). Wilder Street creates an adequate buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder; and a Marshall median currently spans Wilder, which prevents left turns generally required for viable mixed-use commercial uses.
- **Map 2,** Marshall and Moore intersection: residences in northwest and southeast corners should be RT1 zoning not the proposed RM1; proposed RM2 in northeast corner should be replaced with RM1 zoning consistent with the southwest corner apartments.
- **Map 2:** Expand T1 district density at Fairview to include 1806 and 1810 Marshall properties for more viable mixed-use intersection redevelopment opportunities.
- **Map 3,** near Marshall and Pierce intersection: slightly scale back proposed RM1 zoning and instead retain existing RT1 for 1671, 1676, and 1677 Marshall homes.

- **Map 4**, between Pascal and Albert, south side of Marshall: in light of proximity to the new soccer stadium, replace I1 Light Industrial for 1430 and 1440 Marshall with T3 mixed-use and replace I1 Light Industrial for 1400 Marshall with T1, consistent with the City's proposal for property immediately east of Albert Street.

UPDC thanks Kady for her excellent work and for listening to the community's considerable feedback, as she crafted the WMA zoning recommendations. Comments from the community were sought in a variety of ways including at least four presentations by city staff to UPDC and the community, walking tours, notices in the *Villager* newspaper, myriad e-mails, comment cards and a large community forum (invitations hand delivered to all properties on Marshall, Iglehart and Dayton avenues west of Hamline Avenue to the Mississippi River).

The WMA Zoning Study recommendations generally conform to numerous key provisions of the Union Park Community Plan (2016) that apply to and support this UPDC decision. In this Community Plan, UPDC and the community have committed to:

- Support land uses that preserve Union Park as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape (LU1).
- Preserve the well-kept, traditional feel and scale of the neighborhood (LU2).
- Maintain and establish zoning that preserves lower-density, single-family homes and duplexes outside of mixed-use corridors (*specifically Snelling Avenue and Marshall Avenue east of Snelling Avenue*) (LU2.1).
- Encourage the continued use and rehabilitation of existing structures, districts, and landscapes to preserve the historic character of residential and commercial districts (LU2.2/HP1/HP2/HP3).
- Ensure that new development fits within the character and scale of adjacent neighborhoods (LU2.3).
- Preserve Union Park's pedestrian-scale neighborhoods, while promoting a range of housing types and affordability to meet the needs of people at different life stages with different housing needs (H1).
- Support multi-unit mixed-use development in *mixed-use corridors* (*specifically, Marshall between Snelling and Hamline avenues*) that can accommodate higher density levels, while minimizing impacts on adjacent lower density areas, and discourage multi-unit housing and retail uses that are incompatible with single-family residential areas (H1.1).
- Support housing development designed to promote pedestrian, bicycle, and public transit activity (H1.3).
- Recognize and accommodate student-housing needs while respecting the rights and concerns of all community stakeholders (students, families, colleges, landlords, businesses, etc.) (H3).

UPDC acknowledges that the WMA Zoning Study recommendations are governed by the City's 2030 Comprehensive Plan, which defines Marshall Avenue west of Snelling Avenue as a Residential Corridor. Specifically, "This land use includes segments of street corridors that run through Established Neighborhoods that are predominately characterized by medium-density residential uses. Some portions of Residential Corridors could support additional housing";

medium density is defined as 4–30 dwelling units per acre. UPDC also recognizes that the Cleveland and Marshall Avenue intersection is labeled as a Neighborhood Node in the City's draft 2040 Comprehensive Plan. Even though the 2040 Plan will not be enacted until 2019, Kady's WMA zoning recommendations foreshadow this new Neighborhood Node by implementing Traditional Neighborhood mixed-use zoning at Cleveland and Marshall, which UPDC supports.

We request that the Planning Commission approve the City's May 18, 2018, WMA Zoning Study recommendations, as amended by UPDC's maps, with full consideration of the substantial community input collected by UPDC (incorporated into the attached maps), the Union Park Community Plan, and the City's 2030 Comprehensive Plan.

Please let me know if you have any questions.

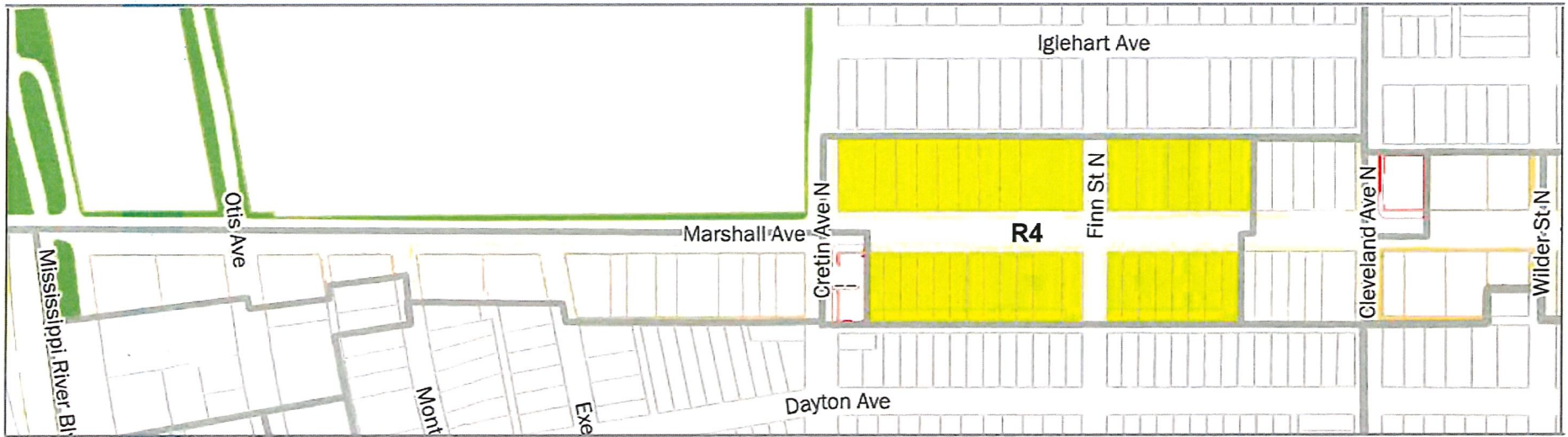
Thank you,



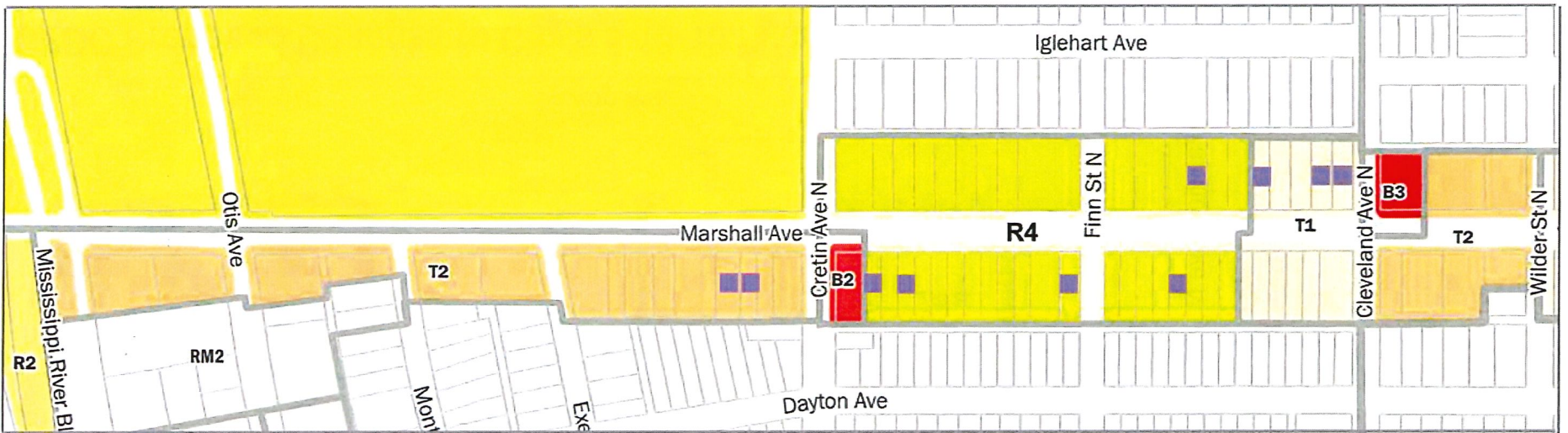
Dan Taylor
President
Union Park District Council
Grid 7 Representative



Brandon Long
Executive Director
Union Park District Council



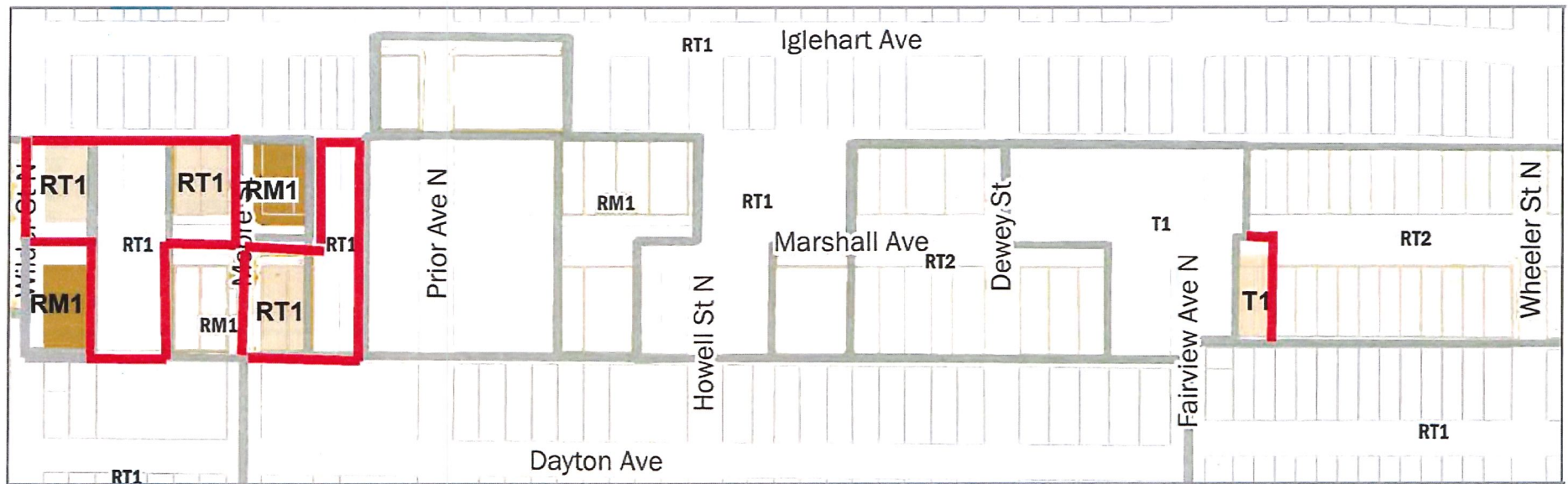
UPDC Proposed Changes to City's 5-18-18 Plan



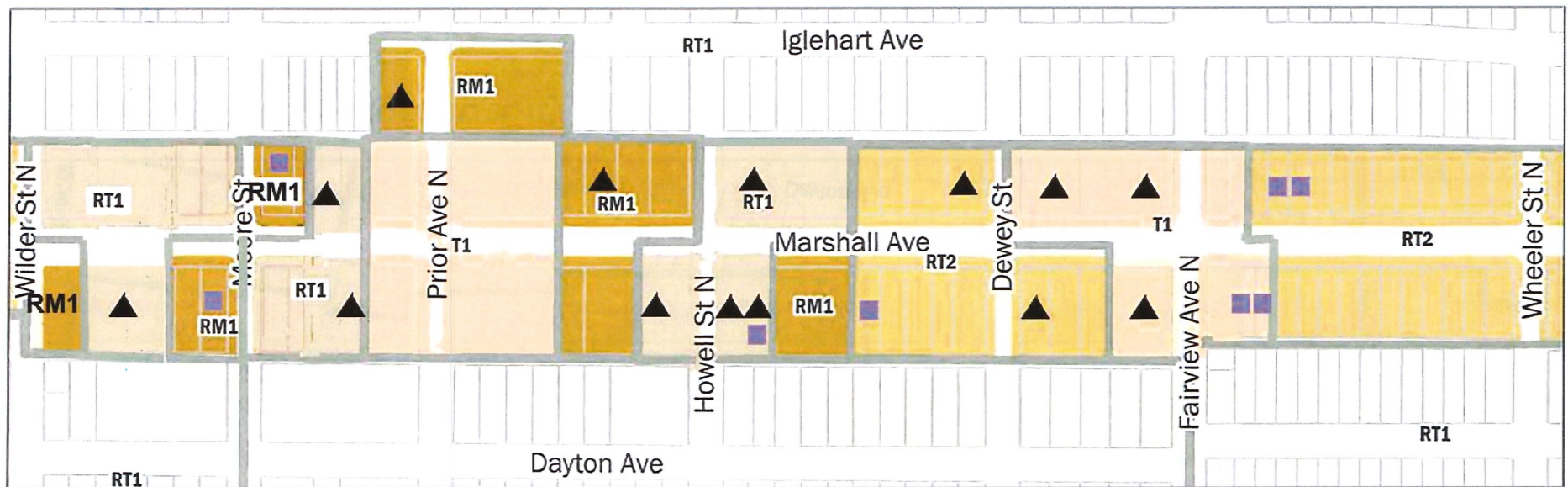
UPDC Proposed Zoning After Changes

■ Registered Student Housing Rental

Marshall Avenue -- River to Cretin



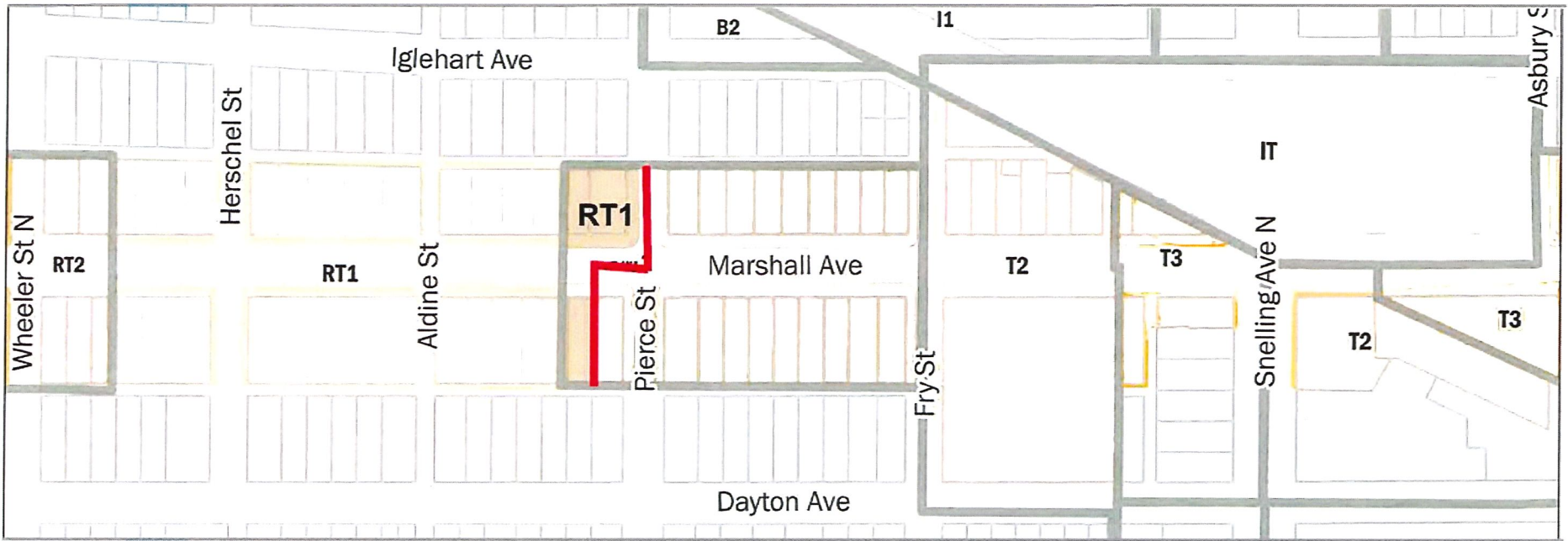
UPDC Proposed Changes to City's 5-18-18 Plan



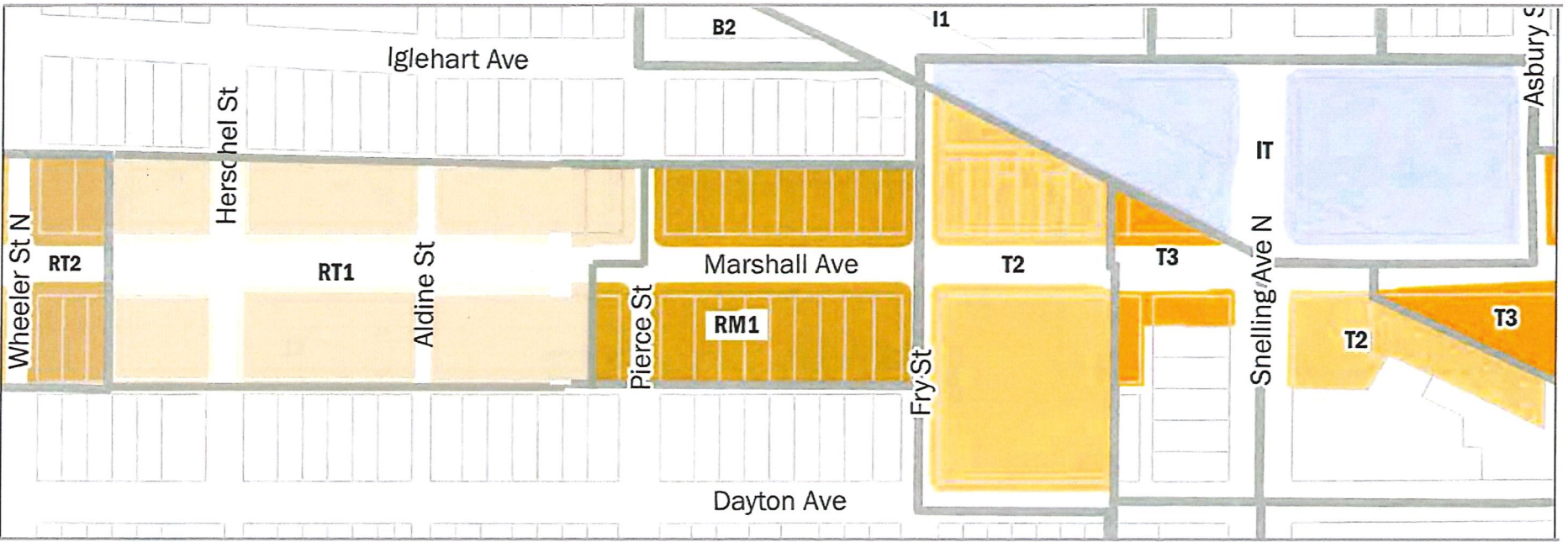
UPDC Proposed Zoning After Changes

- ▲ Merriam Park Historic Resources Inventory
- Registered Student Housing Rental

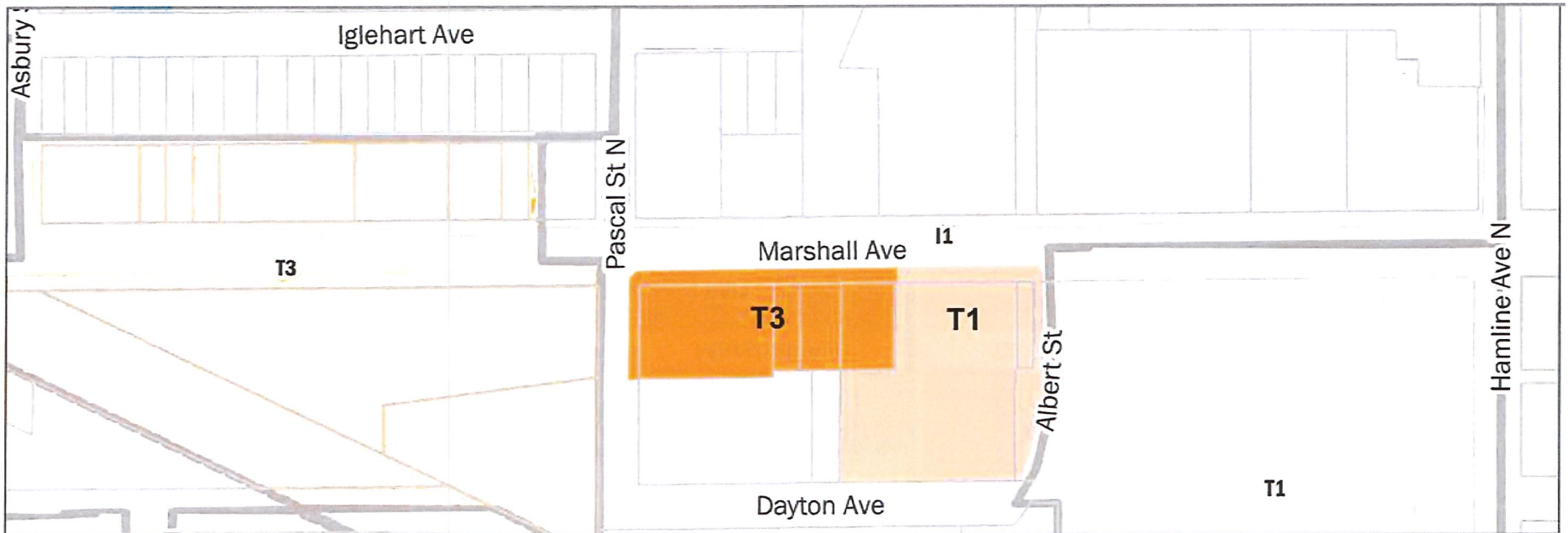
Marshall Avenue -- Wilder to Wheeler



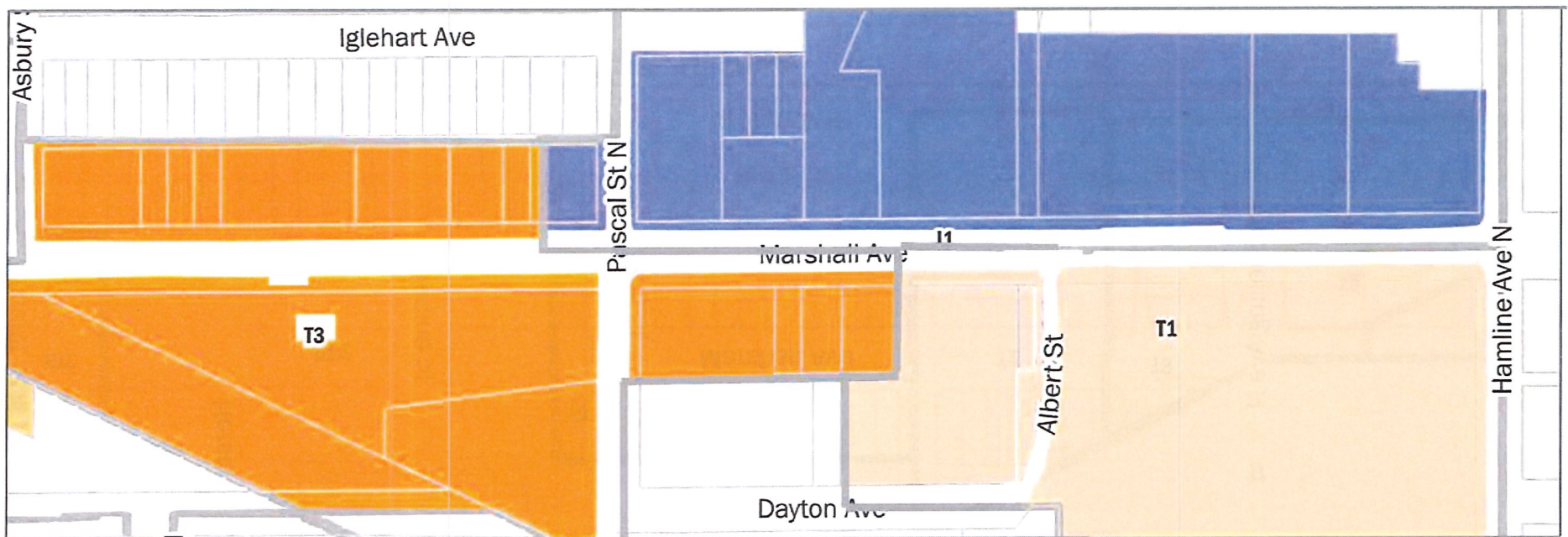
UPDC Proposed Changes to City's 5-18-18 Plan



**UPDC Proposed Zoning After Changes
Marshall Avenue -- Wheeler to Ashbury**



UPDC Proposed Changes to City's 5-18-18 Plan



**UPDC Proposed Zoning After Changes
Marshall Avenue -- Ashbury to Hamline**

6/28/2018

Dear Kady Dadlez and The Planning Commission,

My name is David Kvasnik and I represent Ted and Elaine Kvasnik, Howard Kvasnik and Peter Kvasnik. I want to voice our support for higher density in Saint Paul and specifically Merriam Park within the West Marshall Avenue Zoning Study area.

Over the past 30+ years my family has put together two parcels located at Cretin and Marshall and Cleveland and Marshall.

The Cretin and Marshall Parcel consists of 5 parcels totaling 1.09 acres. It is currently a mix of RM2, T2, and B2. We would like to eventually develop it and have been in preliminary conversations to build a larger multi use building. It is a very important hub corner in the area and it is a perfect location for higher density uses. I cannot emphasize enough that we would not be building dormitories. We have zero interest in providing large scale student housing. This corner serves the 21, 53, and 63 bus lines. It has also been identified as a BRT line for 2022. We would like to build a mix of one, two and three bedroom apartments to serve the needs of families and workers in the area. We also anticipate building a ground level of retail which would serve the neighborhood. We would like to see 2180, 2190, 2194, 2202, and 2210 Marshall zoned T-3 since all 5 parcels are contiguous and owned by the same entity. The location meets the parameters of having a larger footprint and ability to handle T-3 development.

The Cleveland and Marshall Parcel consists of 3 parcels totaling .92 acres. It is identified in the comprehensive plan as a node. It is currently a mix of T2 and B2. We would like to eventually develop it and have been in preliminary conversations to build a larger multi use building. It is a very important hub corner in the area and it is a perfect location for higher density uses. We would not be building dormitories. We have no interest in providing student housing. Rather, we would provide a mix of one, two and three bedroom apartments to families and workers. This corner serves the 21, 53, 87 and 134 bus lines and it is very busy. We would like to see the City zone 2034, 2044 and 2054 Marshall as T-3 since all 3 parcels are contiguous and owned by the same entity. The location meets the parameters of having a larger footprint and ability to handle T-3.

1991 Marshall is currently a 5 unit home zoned RM2. We do not want it to be rezoned to RM1.

2063 Marshall is currently R3. This is a Student Rental. The home next door is RM. We would like to see 2063 Marshall zoned RM at a minimum but would prefer T-3 since it is identified as a node in the comprehensive plan, it is the corner and the neighboring home is already RM. Being the corner is important because it should have an equal or larger zoning limit than the second house in. It does not make sense for the corner to have a lesser zoning limit than the second house in. This corner serves the 21, 53, 87 and 134 bus lines and it is very busy.

2122 Marshall is currently R4. It is a Registered Student Rental. It is a corner. It has a route 21 bus stop in front of it. It is next door to a Sisters of Carondelet home serving multiple people. We would like to have

it become RM2 or T-2. It should be zoned higher density than the home next to it and it should be allowed to have a 3+ unit multi-family use.

In conclusion, we are all very lucky to be able to live in an area that is bursting at the seams with more people every day. It is time to help new families and workers move into the area by making it easier to build large scale housing at our most important corners. Density is a must for Merriam Park and its survival but it has to be the right density. That means a density based on families and workers, not students. We have no interest in providing dormitories or student housing. We would prefer to be able to offer 1, 2, and 3 bedroom apartments to families, couples and working people who recognize the neighborhood as a fantastic place to raise a family and live like me and my wife and kids. I don't just own property here. I actually live on the 2000 block of Selby as well. Through proper zoning we could open the door to non-students at some of our most important corners and start to fill the neighborhood with families and workers rather than students and dorms. People like to mention a tipping point and an overabundance of students. We can reverse that through building more NON Student Housing. What if we zoned some of these corners to T-3 so that we could build properties that can compete with the profits and crowds made by student housing? Let's do it for future families and workers.

Thank you for taking the time to listen. I appreciate it very much.

Sincerely,

David Kvasnik

2012 Selby Ave.

St. Paul, MN 55104

651-329-3026

Kvasnik St. Paul Properties





05.28.23.12.0009
0.14 Acres

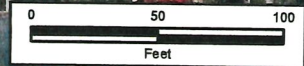
05.28.23.12.0010
0.25 Acres

05.28.23.12.0140
0.35 Acres

05.28.23.12.0007
0.21 Acres

05.28.23.12.0008
0.14 Acres

05.28.23.12.0138
0.11 Acres



Exeter Tp



**A Sampling of Marshall Avenue
Structures Located Within the
Merriam Park Historic
Resource Survey Area
(Between Cleveland & Fairview Avenues)**

Merriam Park HPC Survey Area

1824 Marshall Avenue (at Fairview), built in 1916

Charles Thompson Memorial Hall (Social Club for the Deaf)

Designer: Dr. Olof Hanson

On the National Register of Historic Places

Courtesy McGhieever/Gallery ©

Original architectural rendering



Merriam Park HPC Survey Area

1853 Marshall Avenue, built in 1896 for F. A. Bedell

Owners: Dr. Christopher Scorzelli & Erin Heitkamp

Architect: Louis F. Lockwood



Merriam Park HPC Survey Area

1840 Marshall Avenue, built in 1902 for Dr. F. L. Beckley

Architect: Louis F. Lockwood



Merriam Park HPC Survey Area

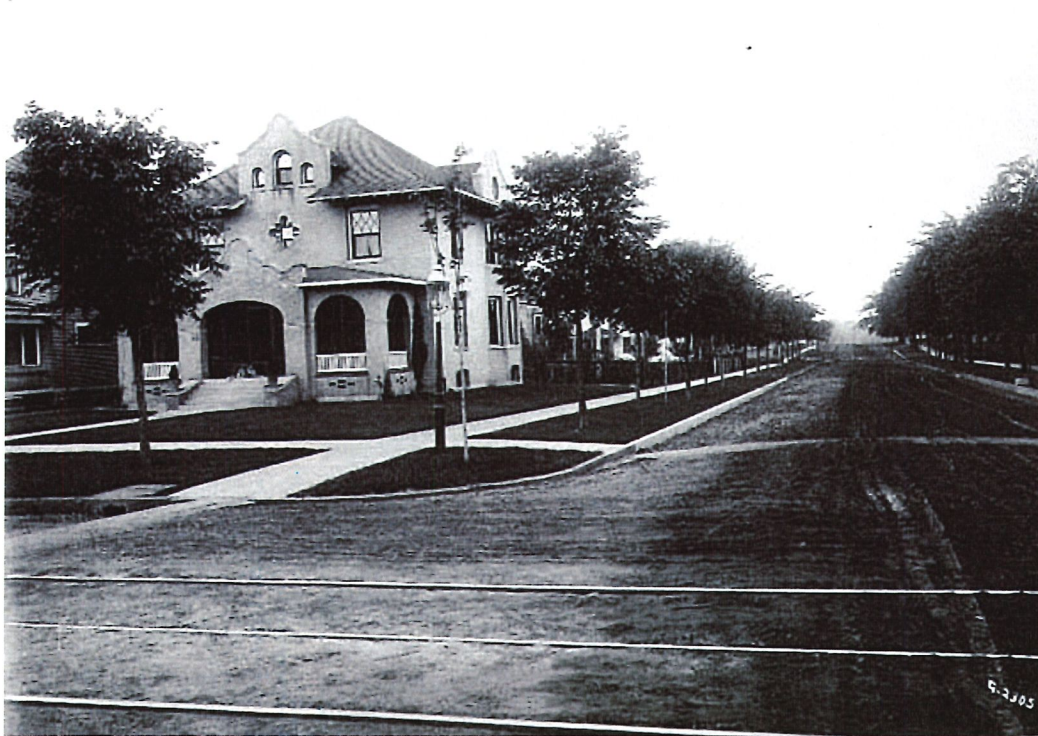
1846 Marshall Avenue, built in 1904 for C. W. Turner

Architect: J. Walter Stevens

Original Cost: \$8,000 (a substantial sum in 1904)

Circa 1910

Courtesy Minnesota Historical Society ©



Merriam Park HPC Survey Area

1893 Marshall Avenue, built in 1891 for W. D. Madigan

Owners: Brian & Lisa Zinnel

Architect: Allen Stem (designed Grand Central Station in Manhattan)



Merriam Park HPC Survey Area

1894 & 1898 Marshall Avenue, both built in 1901 by Gust A. Anderson
Owners: Simmons and Donato-Hashmi Families



Merriam Park HPC Survey Area

1899 Marshall Avenue, built in 1897 for George C. Waller

Owner: Transition Homes (Sober House)

Architect: Louis F. Lockwood



Merriam Park HPC Survey Area

1910 Marshall Avenue, built in 1889 for P. L. Therien

Owners: Dean & Laura Cummings

Architects: Diedrik Omeyer & Martin Thori



Merriam Park HPC Survey Area

1926 Marshall Avenue, built in 1901 for George Phipps

Owners: Terrance & Meline Juarez

Architect: Louis F. Lockwood



Merriam Park HPC Survey Area

1969 Marshall Avenue, built in 1889 by current owner's family

Owner: Mary Anderson

Architect: J. Walter Stevens



Merriam Park HPC Survey Area

1980 Marshall Avenue, built in 1904 for George H. Lawes

Owners: John & Ellen Anderson-Manz

Architect: Louis F. Lockwood



Merriam Park HPC Survey Area

1990 Marshall Avenue

2.5-story historic apartment building, built in 1924



Merriam Park HPC Survey Area
1995 Marshall Avenue, built in 1910 for F. L. Hall
Owners: Richard & Melissa Smyth



Merriam Park HPC Survey Area

2000 Marshall Avenue, built in 1910 for Den E. & Cornelius A. Lane

Owner: Dean M. Nelson

Architect: Mark Fitzpatrick



Merriam Park HPC Survey Area

2006 Marshall Avenue, built in 1913 for George W. Oakes

Owners: Stefan Plambeck & Sharon Arad

Architect: Thomas G. Holyoke (partner of Cass Gilbert, designed MN Capitol)



Merriam Park HPC Survey Area

2005 Marshall Avenue, built in 1905 for J. P. Adamson

Owners: Dan & Anne Weston

Architect: Louis F. Lockwood



Merriam Park HPC Survey Area

2013 Marshall Avenue, built in 1902 for O. P. Shephardson

Owner: Jay F. Riggs



Merriam Park HPC Survey

1977 Marshall Avenue, built in 1906 for Albert A. Fry

(to be demolished for Marshall & Moore Student Apartments)

Architect: Charles W. Buechner (worked for Clarence H. Johnston; notable 1908 commissions include three used today on University Avenue: Specialty Building at Raymond, Carleton Place Lofts, and fire station at St. Albans Street)



Merriam Park HPC Survey Area

1973 Marshall Avenue, built in 1906 for Harry Metcalfe
(to be demolished for Marshall & Moore Student Apartments)



Dadlez, Kady (CI-StPaul)

From: Tom Basgen <tbasgen@gmail.com>
Sent: Monday, May 21, 2018 12:28 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Marshall avenue downs one

Hey Kady,

I believe the new proposed zoning on Marshall around Prior is woefully underdone. This city is in desperate need of more housing and restrictive zoning is a substantial hurdle towards that goal. Saint Paul needs to do its part and if we can't build lots of housing on Marshall, a major transit thoroughfare, then where else are we gonna build it? We need to keep our options open and not hamstring ourselves here. We need to upzone this.

Tom Basgen
659 Wilder st

Dadlez, Kady (CI-StPaul)

From: Ethan Osten <ethan.osten@gmail.com>
Sent: Monday, May 21, 2018 2:59 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Comments on West Marshall Zoning Study

Commissioners,

I am writing to express my concerns about aspects of the proposed zoning changes on Marshall Ave. Although I recognize that the study is an attempt at good-faith compromise, I nevertheless believe that certain significant elements would hinder the City's efforts to achieve the goals outlined in its current and draft Comprehensive Plans.

Marshall Ave is one of St. Paul's most important transit and bike/ped corridors, and its importance will only increase once the planned B Line rapid bus line is constructed. City plans have for decades concentrated high-density development on corridors such as Marshall as a way to build tax base, reduce transportation-related pollution and GHG emissions, increase housing choice and affordability, and reduce pressure for detrimental exurban development. In most respects, the 5/18 draft study represents a tremendous step backwards from addressing these goals.

Study participants identified a desire to segregate student housing from other residential uses, and proposed the zoning changes therein as a key means of doing so. While I recognize the potential pitfalls of life adjacent to college students, the proposals would have the natural and obvious effect of inflating the cost of student housing, making higher education less affordable and harming the City's goals of equitable access to education. Many of the participants' solutions for the student housing problem assume a degree of privilege, either for the students or the colleges, which may not be justified and which is not supported in the study.

On these grounds and others, I ask you to modify these proposals to ensure that they are consistent with the broader interests of the community.

Thank you,
Ethan Osten
1288 Marion St

Dadlez, Kady (CI-StPaul)

From: Christina Morrison <christina.n.morrison@gmail.com>
Sent: Monday, May 21, 2018 3:33 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Marshall zoning proposal

Hi Katy,

I strongly oppose any downzoning of Marshall, one of the city's strongest transit corridors and the future home of Metro Transit's B Line BRT. The B Line will connect these neighborhoods, long home to students and transit-reliant households, to both the Blue Line and Green Line LRT.

These neighborhoods need more housing and density options, not less. Downzoning creates an artificial ceiling on housing supply which drives up cost. This proposal is not equitable or sustainable.

If current neighborhood residents do not like college students, they should have considered this when buying their homes. St. Thomas was founded in 1885, and Macalester in 1847. The large student population is a defining characteristic, not a new burden, on this neighborhood. As a Macalester alum and 18-year Saint Paul resident, I believe it is unreasonable to think that students will disappear if housing is not provided. Housing students within walking distance to campus is also the best way to reduce auto traffic and commuter congestion in this neighborhood.

Thank you,
Christina Morrison
2110 Highland Parkway

Dadlez, Kady (CI-StPaul)

From: Eric Saathoff <ericisaathoff@gmail.com>
Sent: Monday, May 21, 2018 9:18 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Re: Marshall Zoning
Attachments: image001.jpg

Hello,

I applaud the city's goal to increase intensity of housing in various zones. I do not have sympathy for people who want to change the zoning to restrict the more intensive uses that are already allowed in the neighborhood. It's abundantly clear that our metro area is in a housing shortage that has frustrated many people who are middle class, not to mention those who are in more dire financial circumstances. This is no time to restrict the height of buildings in ANY part of the city where they are already allowed. This is the city and neighborhood taking a step backwards when we should be embracing higher levels of density because we absolutely need to change the character of our neighborhoods and welcome more people into our great city.

Thank you,

Eric Saathoff
691 Wells St
Saint Paul, MN 55106

On Mon, May 21, 2018 at 4:29 PM Dadlez, Kady (CI-StPaul) <Kady.Dadlez@ci.stpaul.mn.us> wrote:

Dear Mr. Saathoff-

Thank you for your comments on the West Marshall Avenue Zoning Study. If you would like your comments to be part of the official record, please include your address and resend your email to me.

The Planning Commission will hold a public hearing on the study recommendations as follows:

Friday June 29, 2018

8:30 a.m.

Room 40 City Hall (basement)

15 West Kellogg Boulevard

Best regards,

Dadlez, Kady (CI-StPaul)

From: Benjamin Ashley-Wurtmann <ben.wurtmann@gmail.com>
Sent: Tuesday, May 22, 2018 7:26 AM
To: Dadlez, Kady (CI-StPaul); #CI-StPaul_Ward4
Subject: Comment on Marshall Downzoning

Kady-

I write in strong opposition to proposed West Marshall zoning plan recently released for public comment. *As a resident of this area (1661 Iglehart), I am concerned that St Paul is shutting the door on reasonable and necessary development of this area.*

My primary concern is that this plan allows a small number of loud and privileged home owners to defeat development that is in the best interest of the city at large. Note the plan (page 2) includes a note that the *people who shaped this plan had to be reminded that apartments were homes*. I can think of no better encapsulation of the danger of using a limited sample size that comes from a neighborhood meeting to set policy. This is uninformed, discriminatory, and unrepresentative of our city. *Concentrating the denser zoning at the corners that already have it puts the older apartment buildings at those corners at extreme risk of redevelopment* from NOAH into higher rent housing. Targeting these apartment complexes in this way could make an already segregated neighborhood extremely gentrified.

Second, I want the amenities and walk-ability that come with development. The Snell-by development has been a wonderful addition to the neighborhood. We've gained a lot of walk-ability with the addition of a grocery store so close by. I want to see further development that will put *more retail and commercial amenities in walking or bus* range for residents of this neighborhood.

Third, Saint Paul needs housing. The papers recently covered the fact that *Saint Paul is the fastest growing part of the metro*. Those new households and residents need homes. It is not enough to only allow for the most incremental of changes. Failure to accommodate these new residents leaves sprawl as the only alternative. If we are going to do our part to make Saint Paul a resilient city, in line with the Paris accords, we need to do a lot more to support people who want to live in transit oriented neighborhoods. With 21/53 bus access, Marshall is a key transit corridor that can connect homes, jobs, and complete communities. We have to do more here.

I've lived here as a homeowner for seven years now, and I am disappointed to see this plan. It listens to the fears and prejudices of a limited number of my neighbors, and fails to accommodate what the city as a whole needs. I ask that you consider revisions that increase density and the allowable uses in the West Marshall zoning plan.

Ben Ashley-Wurtmann
1661 Iglehart Avenue

Dadlez, Kady (CI-StPaul)

From: Mike Hicks <mulad6@gmail.com>
Sent: Tuesday, May 22, 2018 8:55 AM
To: Dadlez, Kady (CI-StPaul)
Subject: West Marshall Avenue Zoning Study comment

Hello,

I am writing because I am very disappointed to learn that the St. Paul Planning Commission is considering down-zoning areas along Marshall Avenue to limit the size and scale of structures that can be built along the street. I approve of the idea of changing to the Traditional Neighborhood zoning type in order to allow a mixing of residential and business properties, but I do not want to see the area locked in to the current sizes of buildings.

This is the wrong way to go for a city that has an expanding population and in an area that is close to colleges that need affordable housing for students, staff, and faculty. The area has a need to modernize housing to better accommodate the ways we live today, and to correct the designs of homes originally built more than 100 years ago as the first structures on the land. Some of these structures have likely reached the end of their useful lives, and should be allowed to be replaced with multifamily housing.

Older homes and apartment buildings often do not have modern electrical systems, are lacking in heating and cooling, and aren't designed for appliances such as clothes washer/dryers, dishwashers, refrigerators, or modern-size ovens. People who desire amenities that have been common for the past 50 years are often forced to look to the suburbs for housing, constraining the ability of the city to accommodate more residents and increase its tax base. Recent growth in the city's population has happened despite those constraints. Upzoning the area to accommodate new, larger apartment buildings would allow even greater growth for the city.

Marshall Avenue has bus service every 10 minutes along the segment between the Mississippi River and Cretin Ave, which should cause this area to be treated as a transit-oriented development corridor. I am frustrated that this zoning plan is concentrated almost entirely on the half-block facing Marshall Avenue on each side -- I personally prefer to live in apartment buildings that are a block or two away from busier streets, since I am easily wakened by traffic noise. It would be far more appropriate to expand TN zoning so that it extends 1/4- to 1/2-mile from Marshall Avenue, and allow more multifamily structures in quieter parts of the neighborhood. This should also be considered along the rest of Marshall, to improve the chances of 10-minute (or better) transit service along the entire corridor, which would benefit residents by allowing them to forgo the use of their cars much more frequently, and possibly save tens of thousands of dollars by choosing to sell them off.

Allowing bigger structures and more density is the far better way to go for this area.

Thank you for your time.

Mike Hicks
740 Victoria St S Apt 330
Saint Paul, MN 55102
612-703-3787
mulad6@gmail.com

Dadlez, Kady (CI-StPaul)

From: Sean Bennett <swbennett06@gmail.com>
Sent: Tuesday, May 22, 2018 9:38 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Against Marshall Ave. Downzoning

Hi Kady,

I'm writing to argue against any downzoning on Marshall Ave or anywhere in the city. As a renter living on Marshall, downzoning to prevent new multi-family homes is a direct threat to my ability to afford my current home. Other renters in this neighborhood, often the young and the disadvantaged, may be even more grievously harmed by the proposal.

Locking in place the status quo contributes toward aggressive gentrification--the high demand for homes combined with a frozen supply ensures skyrocketing house values and rents, excluding all but the wealthy and often outright expelling the poor. This is utterly unacceptable in a Saint Paul seeking to be a dynamic home to peoples from all walks of life. The construction of more multi-family homes would counteract the effect of the current housing crisis and make Saint Paul more affordable to more Minnesotans.

Those demanding downzoning are a privileged few who are jealously trying to accrue even greater benefit to themselves at the expense of others, using an array of shifting goalposts for why new homes are bad. They complain brand new apartments wouldn't be affordable, yet do nothing toward addressing affordability in this neighborhood--all the while sitting back and watching their own home values skyrocket year after year.

They complain that new construction wouldn't match "neighborhood character" (often racism and classism thinly veiled in an appeal to "inherent" value of old architecture). I say we should value the current and future residents of our city, the *human beings* looking to be our new neighbors, over conservatives' wounded sense of aesthetic.

Please, Saint Paul must rise to the challenge and make the future better for all Minnesotans, not give in to the thoroughly selfish demands of a handful of bitter curmudgeons.

Thank you,
Sean Bennett

1990 Marshall Ave, Apt 6
Saint Paul, MN 55104

Dadlez, Kady (CI-StPaul)

From: Shari Albrecht <shari.albrecht@gmail.com>
Sent: Tuesday, May 22, 2018 9:58 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Comment on downzoning Marshall Ave

Hi,

This is my comment on downzoning Marshall Ave. Please don't do this. Marshall is a major transportation corridor including bikes and buses. It well suited for higher density developments. As a neighbor, I want appropriate increases in density so that I can enjoy improved transit and more commerce. I like my neighborhood and I want more people to be able to live here, as opposed to moving to suburbs that rely on car commuting, or college students having to move further front their schools.

Thanks!

Shari Albrecht
1610 Laurel

Dadlez, Kady (CI-StPaul)

From: Commers, Jon <Jon.Commers@metc.state.mn.us>
Sent: Friday, May 25, 2018 11:25 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Development capacity question

Kady,

I've just finished the overview of the West Marshall Avenue Zoning Study. In thinking over its recommendations, I'm wondering if during the study there has been analysis done comparing the total development that could be built by right under current zoning, to the total development that could be built by right under the proposed rezoning.

It would be very helpful to understand the impact on the capacity for housing units and other development (realizing of course that T zones would allow a fair amount of flexibility in use). If you would, let me know if this has been undertaken and if so, the results. Many thanks,

Jon

Jon Commers
District 14 (Saint Paul)
Metropolitan Council
(651) 645-4644

Dadlez, Kady (CI-StPaul)

From: Jake Rueter <jake.rueter@gmail.com>
Sent: Tuesday, May 29, 2018 9:53 AM
To: Dadlez, Kady (CI-StPaul)
Subject: Fwd: Comments on Proposed Marshall Ave Zoning

Hi Kady,

Resending per your request so that this can be part of the public record.

Thanks!

Jake

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

From: Jake Rueter <jake.rueter@gmail.com>
Date: Sun, May 27, 2018, 10:46 PM
Subject: Comments on Proposed Marshall Ave Zoning
To: <Kady.Dadlez@ci.stpaul.mn.us>

Hi Kady,

I recently saw that the St Paul Planning Commission will be considering changes to the current zoning on Marshall Avenue. I am writing to share that I am not in favor of the proposed changes.

The proposed rezoning is effectively down-zoning significant swaths of one of St Paul's most critical transit corridors, which is exactly the kind of place where we should be building more housing, not less. As the City continues to make decisions that impact our current housing crisis, we need to be working to allow more housing that is close to transit and allows people to walk and bike instead of driving.

Please pass my comments along to the Planning Commission. I hope the Commissioners will vote against the proposed rezoning.

Sincerely,

Jake Rueter
1347 Blair Ave

Dadlez, Kady (CI-StPaul)

From: Mickey Tierney <mickeyt13@hotmail.com>
Sent: Thursday, May 31, 2018 10:02 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Comments to UPDC email and zoning plans

Under the B2 to T2 link I see that there is an idea to turn the Cheapo and Now Bikes into a Starbucks and housing. Are you insane??? Cheapo, which sells records, probably employs more people than yet another God awful Starbucks. And Now Bikes employs 3 times as many more. At the very least make sure you don't run good businesses out and replace them with restaurants like BW which reeks up the neighborhood and has terrible food.

Businesses like Now Bikes and Cheapo make St. Paul the neighborhood-centric place it is. As soon as it becomes just another town full of chain-filled strip malls you'll ruin the charm.

Here, just take a look at the new Starbucks on Marshall and Snelling. Have you been there? Try the drive thru. You might crash your car or you might not. It's a fun challenge. But don't worry you'll get the challenge because there's no parking. Lucky for us there's another Starbucks just a few blocks up the street.

Sincerely,
Mike Tierney
1393 Ashland
612-306-4376

Dadlez, Kady (CI-StPaul)

From: Joshua Donato <jdonato@CollageArch.com>
Sent: Tuesday, June 05, 2018 10:01 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Marshall Ave Land Use Meeting 06/05/18

Good Morning Kady,

I am a home owner at 1898 Marshall Ave.

I would like to say thank you for a thoughtful effort to come up with a zoning map that will help the residents of Marshall meet our wants of seeing the neighborhood maintain it's character while at the same time providing for more dense areas of development, meeting the cities goals. As you know if we take away the character of a place than that place becomes nowhere. Only by preserving our history can we make a place worth visiting, and it looks as though you share that historic place making vision that made us fall in love with this part of Marshall.

We understand our area of Marshall is under consideration for a historic overlay or district. Can you please pass on the individuals responsible for that survey as we would very much like to participate. My wife has done an extensive study of our house and can provide quite a bit of information about the house.

Lastly, this one is for you. Big picture. I am not from Minnesota. I come from places that have stellar public transportation. The first quandary I had was why does much of the bus transit run parallel to the Metro backbone. In my mind it should be running perpendicular with another line at Ford Parkway. I know that will not happen, but at least with a perpendicular approach we can hope to provide more connectivity to the neighborhoods to the two great cities we live in. I know that is outside the scope of what we are talking about. I only bring it up as it might help the calculations of where we are putting density. If it were up to me I would put a bus line down Fairview as a North South link in addition to Snelling as a short run circulator.

Thanks again, and please let us know if you would like our voice at the city council meeting. I am happy to get behind your work.

Joshua Donato
jdonato@collagearch.com
612 406 6066
1898 Marshall Ave.

P.S. Can I get a PDF of the PowerPoint Scott gave on Zoning 101.

Dadlez, Kady (CI-StPaul)

From: Dale Halladay <dale.halladay@outlook.com>
Sent: Wednesday, June 06, 2018 1:56 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Zoning Code info on West Marshall Ave. study

Dear Ms. Dadlez:

Thank you for your time after the Union Park District presentation yesterday evening on the West Marshall Avenue Zoning Study to discuss the St. Paul zoning code information.

As mentioned, I think it is important that all future iterations of the West Marshall zoning study (and probably all other ones for the city) should include a reference table showing a comparison of the key numerical dimensions and restrictions of each zoning code referenced in the study. There is nowhere on the city's website that I could find, after searching for 20 minutes, that provides an easy to understand overview and comparison of the key dimensional components of the various zoning codes of the city. Without that information, all the colored maps provided in great detail in the study are rendered essentially meaningless.

A good start to this is the table included in the "Zoning 101" presentation given by Scott Van Wert, although I think additional relevant items like parking should also be included.

If there is someone else at the city to which I should present my concern and request, in order to get this problem resolved, please let me know.

Thank you for your help with this.

Best regards,
Dale Halladay
1936 Dayton Ave.
St. Paul, MN 55104
phone: 612-804-5153

Dadlez, Kady (CI-StPaul)

From: Shaun McElhatton <shaun.mcelhatton@gmail.com>
Sent: Saturday, June 09, 2018 8:23 AM
To: Dadlez, Kady (CI-StPaul)
Subject: Marshall Avenue Zoning Study

Dear Kady—I have lived at 1879 Carroll Ave. since 1990. It appears that the proposed rezoning for West Marshall protects and preserves existing business uses—gas stations and the taxi business—but does not similarly protect and preserve single-family uses. I object to that prioritization of business over residential use.

Sincerely,
Shaun McElhatton.

Sent from my iPhone

Dadlez, Kady (CI-StPaul)

From: S. W. Strand <swstrand@hotmail.com>
Sent: Monday, June 18, 2018 7:29 PM
To: Dadlez, Kady (CI-StPaul)
Subject: West Marshall Ave Rezoning - Question

Hello Ms. Dadlez,

I own parcel at 226 North Wilder Street which is the property referred to as the parcel to the south of the property located at the southeast corner of Marshall at Wilder. My property is a duplex which I have owned since 1993 and occupy.

My question is why my parcel is deemed as a "logical" parcel to become rezoned to T1 yet the duplex directly across from mine, at 225 North Wilder, would not be changed by the rezoning. That duplex (formerly a single family home converted to a duplex) is behind a commercial property on the block of Marshall between Cleveland and Wilder Avenues of all commercial property. Would it not be "logical" to include it into the T1 rezoning? (Even better, zone that parcel for a parking lot for area businesses (with bike racks as well, of course) and remove the property altogether).

I am not opposed to changing my parcel to T1 as it appears that will offer more use options then the current RM2.

Respectfully looking forward to your reply,
Steven Strand

Dadlez, Kady (CI-StPaul)

From: Jacqueline Nakasone <Jacquelines@paintingbynakasone.com>
Sent: Monday, June 18, 2018 11:56 AM
To: Dadlez, Kady (CI-StPaul)
Subject: 1754 Marshall Avenue PID 042823120056

Good Morning Kady: I just received a letter about West Marshall Ave. Zoning Study. I am concerned about rezoning of my apartment building. The letter states it is RT1 Two Family, it is a 6 unit apartment building, so I am confused. Making it into Townhouse zone seems wrong, as it is a true built 6 plex. Please advise.

Thank you
Jacqueline Nakasone
BMHC, LLC



June 22, 2018

Dr. Bruce Corrie, Director
Department of Planning and Economic Development
25 W 4th Street, Suite 1300
Saint Paul, MN 55102

Dear Dr. Corrie:

We have reviewed the information from your staff regarding the zoning study along West Marshall Avenue initiated by City Council in October 2017. We understand your staff is recommending rezoning some of the land from I1 industrial to T3 traditional neighborhood. Your staff references that the proposed update to the city's comprehensive plan also recommends a conversion from industrial zoning in this area.

As we've discussed, the Port Authority's Strategic Plan calls for an explicit or implicit "no net loss" of industrial land policy.

While market and neighborhood forces may push towards a mixed-use outcome at this location, and planning staff apparently agree, we must ask, "where will the City then compensate for the loss of land for industrial job opportunities with low barriers to entry, and loss of net positive tax base?"

The current proposed update to the City's comprehensive plan offers similarly troubling language, "Policy LU-43. Retain and protect current industrial land from conversions to residential or institutional uses ***unless guided otherwise in a City of Saint Paul adopted plan.***" It will take a more explicit policy stand by the City to protect our industrial land for job creation and retention, and business growth. The loss of the land that allows for these types of jobs directly contradicts the City's own policies and priorities related to social equity and the reduction of racial and economic disparities.

The property along the Marshall Avenue site has been analyzed for redevelopment potential alongside, and subsequent to, the Ayd Mill Road Environmental Impact Statement (2006). It has been used as a potential pipeline site for industrial land inventory acquisition for redevelopment for several years.

The approximate 5 acres in question could accommodate a 75,000-square foot modern office/warehouse building, 114 family-supporting jobs and contribute around \$300,000 in annual property taxes. With our success at Beacon Bluff on the East Side of Saint Paul, we are currently out of land inventory and in site analysis mode for targeted acquisitions.

Put another way, the next company looking to build a 75,000-square foot facility in Saint Paul with 114 jobs may have to be told we cannot accommodate them within Saint Paul. Our ability to produce industrial land inventory for development is already significantly hampered by the lack of eminent domain and the City's continued zoning conversions due to market or other forces makes this process even more unsustainable.

Sincerely,



Lee Krueger
President



Monte Hilleman
SVP-Real Estate Development

Cc: Mayor Melvin Carter
Council President Amy Brendmoen
Councilmember Dai Thao
Councilmember Rebecca Noecker
Councilmember Chris Tolbert
Councilmember Samantha Henningson
Councilmember Dan Bostrom
Councilmember Jan Prince
Kady Dadlez, PED
B Kyle, Saint Paul Area Chamber
Chad Kulas, Midway Chamber
District 1 Community Council
District 2 Community Council
West Side Community Organization
Dayton's Bluff Community Council
Payne Phalen Planning Council
North End Neighborhood Organization
Frogtown Neighborhood Association
Summit-University Planning Council
West 7th/Fort Road Federation
Como Community Council
Hamline Midway Coalition
St. Anthony Park Community Council
Union Park District Council
Macalester-Groveland Community Council
Highland District Council
Summit Hill Association
CapitolRiver Council

Planning Commission Members:

Aquanetta Anderson
Cedrick Baker
Anne DeJoy
Shannon Eckman
Daniel Edgerton
Kris Fredson
Taqee Khaled
Chong Lee
William Lindeke
Kathy Mouacheupao
Christopher Ochs
Trevor Oliver
Adrian Perryman
Luis Rangel Morales
John Reich
Elizabeth Reveal
Jeffrey Risberg
Wendy Underwood
Lue Vang
Eric Wojchik

Board of Zoning Appeals Members:

Gloria Bogen, Chair
Thomas Saylor, Vice Chair
Diane Trout-Ortel, Secretary
Katrice Albert
Daniel Miller
Luis Rangel Morales
Kara Younkin Viswanathan
Marilyn Porter
Joyce Maddox

Dear Kady -

6/22/18
St. Paul, MN

Thank you for the letter requesting testimony and thanks to the city for the hard work to evaluate zoning on Marshall Avenue. We have lived at 2006 since 1995 and have raised a family here, enjoying the diversity and energy of our neighborhood, warts and all. We SUPPORT the proposed zoning description of our property, and we encourage you to bring these proposed changes to the City Council for their approval and implementation.

We also support the broader UPDC enhancements to the West Marshall Avenue Zoning Study plan. This has been an enormous amount of work and we thank you for your time and effort.

Regards

Stefan Plambeck & Sharon Arad
2006 Marshall Avenue
St. Paul, MN 55104

Stefan

Sharon

Dadlez, Kady (CI-StPaul)

From: The Morrrows <mcemorrow@comcast.net>
Sent: Monday, June 25, 2018 7:18 PM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: Marshall Avenue Zoning Plan--6/29/18 meeting--citizen letter

We write to support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions. The May 18th plan strikes the right balance between preserving our traditional Saint Paul neighborhood, which is what people love and why they are attracted to live in Saint Paul, with the the population growth and density we need to advance and support the future of Saint Paul.

The plan provides for smart-growth by allowing development where higher-density buildings make the most sense for businesses and multi-family housing, i.e., at traffic-controlled intersections and nodes with transit. Marshall Avenue is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor like Snelling Avenue. If allowed to, Marshall Avenue can turn into an architectural jumble and then an ugly tunnel of soul-less high rises as we breach the tipping point and drive out the beauty, history, character and families that make the area one where people so earnestly want to live. It is the broad streetscape, historic homes and right sized and architecturally suited apartment buildings along Marshall that make it a lovely parallel to Summitt Avenue. We are ready to grow; let's do it in an organized, logical and aesthetically positive way.

Thank you for your thoughtful consideration.

Mark and Cecilia Morrow
1984 Carroll Avenue
Saint Paul, MN 55104

Dadlez, Kady (CI-StPaul)

From: Degnan, Michael J. <MJDEGNAN@stthomas.edu>
Sent: Monday, June 25, 2018 11:50 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Support for the City's May 18, 2018 Rezoning Recommendation for Marshall Avenue

Dear Kady Dadlez,

My wife and I own and live in a two -story single family home at 1821 Carroll Avenue. We appreciate the work you have done in crafting rezoning plan that retains the residential character of Marshal Avenue west of North Fry Avenue.

We have lived here since July, 30, 1987. We raised our two children here. We love being so close to a public library and restaurants like Augustine's and the Blue Door on Selby Avenue. My wife's sister raised their two children on 1800 block of Selby. The four children were classmates at St. Mark's school and were able to walk home to my wife's sister's home after school.

For 26 years my wife, Eileen McConnon Degnan has been the music director for children's summer plays held at the St. Mark's gymnasium. We are extremely concerned about a proposed five story apartment building near this gymnasium, given that the builder plans to provide parking for a little more than half of the number of people living in the apartments.

We support the rezoning recommendation that the City agreed to on May 18th of this year, because it sets parameters for retaining the residential character of West Marshall and the homes on the two or three blocks north of Marshall.

Be assured that we welcome people of any race, creed or sexual orientation. One of our neighbors on Carroll was a person of color who acted on many professional stages in the Twin Cities.

Thanks for considering our strong support for retaining the predominantly residential character of West Marshall which affects the mixed residential character of Igleheart, and Carroll Avenue. On our block there is a mixture of single family homes and multi-dwelling homes that are well maintained.

Michael and Eileen Degnan
651-402-6988



Dadlez, Kady (CI-StPaul)

From: Joel Speer <jspeer42758@gmail.com>
Sent: Tuesday, June 26, 2018 6:51 AM
To: Dadlez, Kady (CI-StPaul)
Cc: ecr@trios-llc.com
Subject: Marshall Avenue Corridor

Hello, my name is Joel Speer and I live at 1935 Iglehart Avenue, one block north of Marshall near Prior Street. My family and I have lived here for 33 years and I really love our neighborhood. It already has a mix of young people renting, young people with lots of kids owning their first homes, lots of people like us taking care of and improving the homes we live in. Apartments and student housing usually does not care what their environs look like--I know because for the last 30 years I have lived next door to one such establishment.

We need no "high Density" apartments.

Please keep the neighborhood the vibrant caring place that we strive to achieve--homeowners who care where they live.

Dadlez, Kady (CI-StPaul)

From: Catherine Spaeth <ccspaeth@gmail.com>
Sent: Tuesday, June 26, 2018 7:00 AM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: WEST MARSHALL AVENUE REZONING

Dear Elizabeth and Kady,

I have lived at 1879 Carroll Avenue, 2 blocks from Marshall Avenue, for 28 years. I am glad the city is rezoning Marshall Avenue, but it is imperative to strike a balance between single family homes and higher density. Homeowners like me have invested thousands of hours and dollars in our homes and neighborhoods. We care about preserving the streetscape, neighborhood character, and historic structures. I hope the City will implement zoning that continues incentives for homeowners to invest in St. Paul while also allowing for increased density.

I thank the City for its thoughtful review of current land uses and existing zoning code on west Marshall Avenue. And I support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions. The City's new zoning recommendations should follow the City's 2030 Comp Plan and Union Park Community Plan (enacted in 2016). Following the Comp Plan will save and adapt Marshall's important historic homes that beautify the street and attract new residents to the area, some of St. Paul's most important assets. I strongly believe we must keep Marshall Avenue as a great place to raise families. Marshall Avenue is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor like Snelling Avenue, and it should be zoned accordingly. I am not anti-renter or anti-student-renter; however, appropriate balances must be achieved to avoid a tipping point to owner disinvestment.

Sincerely yours,

Catherine Spaeth

Dadlez, Kady (CI-StPaul)

From: Meg Arnosti <arnosti.meg@gmail.com>
Sent: Tuesday, June 26, 2018 8:04 AM
To: Dadlez, Kady (CI-StPaul); Elizabeth C Reveal
Subject: Marshall Avenue Zoning Request

I am writing about the new rezoning recommendations for Marshall Avenue. The proposed zoning increases density significantly above current land uses. Currently, Marshall Avenue is largely residential. It is a two-lane street, not a 4-lane corridor like Snelling Avenue. Please do not implement a single zoning code over several blocks. Rather, concentrate development where there are already apartments and commercial buildings. Marshall has important and beautiful historic homes that enhance the street, and those should be zoned in such a way as to maintain that residential character.

Sincerely,
Margaret Malde-Arnosti
1722 Princeton Avenue
St. Paul, MN 55105

Dadlez, Kady (CI-StPaul)

From: Nicole Theis-Mahon <nrttheis@gmail.com>
Sent: Tuesday, June 26, 2018 8:46 AM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: Comment on Marshall Avenue Rezoning Recommendations

Dear Kady Dadlez and Betsy Reveal,

I am writing in response to the West Marshall Avenue zoning study. First, I want to thank the City and zoning committee for the thorough and thoughtful analysis that was put into this study. It was clear that the City and Union Park too in many considerations from the neighborhood and surrounding communities which is why I want to express my support for the May 18, 2018 rezoning recommendations as amended by the Union Park District Council.

The need to balance various housing needs and types, the community and livability, and historic character is very important to me. As a resident on Marshall Avenue in the area covered by the zoning study I value the ability to walk across Marshall Avenue to Aldine park with my child (this is only possible because Marshall is two lanes and there is a median), the ability to walk to the library, the green spaces that make this area more inviting, and the diversity in our neighborhood. I think that the recommendations in the May 18 amended report strike the right balance and allow for increased density while maintaining the community and character of this street and neighborhood. I believe that this report strikes a balance for rental, student housing, sober houses, multi-family homes, and single-family homes. When I talk about the character of the neighborhood, I am talking about walkability, green space, traffic calming, interesting architecture, and community. For example, I love it that when there is a snowfall there are many people out helping each other by shoveling sidewalks or getting cars out. The same is true in the summer, you walk down the street and can say hello to someone and meet new people. This is important to me and is the reason why I am raising a family in St. Paul.

Thank you for your time and for reading my letter of support for the May 18, 2018, new zoning recommendations.

Regards,
Nicole Theis-Mahon
(1768 Marshall Ave)

Dadlez, Kady (CI-StPaul)

From: Wallinga, David <dwallinga@nrdc.org>
Sent: Tuesday, June 26, 2018 3:17 PM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: revised comments on Marshall zoning

Importance: High

I'm sorry but I misspoke. I support the City's proposed new Marshall Avenue zoning, as amended by the Union Park District Council, and not the current Marshall Avenue zoning code which is NOT balanced in terms of the density permitted because it would allow 5-story buildings along several blocks of Marshall. That is not in character with the existing neighborhood and its preponderance of historic single family homes.

Please share this attached, revised letter with the Zoning commission, as you have said that you would do. Thank you. –
David Wallinga, MD

To my St. Paul public servants --

I've lived in Mac-Groveland since 2001. As a physician, I see the balancing of decisions around zoning and density of development as a public health issue, as much as anything. In urban areas, for example, people benefit from access to greenery and sunlight in terms of mental health and happiness; there are studies that demonstrate better health and less anxiety and attention deficits for city-bred kids if they simply see more greenery. Development that promotes walking in neighborhoods also has demonstrable benefits to public health, mood and happiness.

With that as my context, I urge the planning commission to strike the right balance in their decisions with respect to development along Marshall avenue. The product of those decisions should be a neighborhood that delivers the right density balance to make Marshall a livable and sustainable neighborhood, including for the homeowners who already reside in and have invested in that neighborhood.

West Marshall is 81% residential and 56% single family homes currently. Broad swath zoning that affects several blocks of that neighborhood is not appropriate, therefore. Smart development, rather, would be where higher-density buildings making sense for thriving businesses and for multi-family housing, could exist at nodes where there are more transit opportunities. But, these should be balanced against decisions that ensure the beauty and livability making this such an appealing neighborhood to begin with aren't irrevocably harmed. The latter are among St. Paul's most important assets, not just in Merriam Park, but throughout the city.

In fact, that's what the City's current proposed zoning for that neighborhood actually would do, by design. That's also why it aligns with City's 2030 Comp Plan and Union Park Community Plan (enacted in 2016). The current zoning proposal would significantly increase density above current land uses, if it's given a chance to play out. It just wouldn't lead to a canyon-like street of 5+ story buildings over several blocks, which the current zoning would permit.

In summary, let's not throw out what's great about our St. Paul neighborhoods due to the strident voices of some very loud advocates. Advocacy is great. But so is a balanced approach that keeps Merriam Park a great place to raise families, while also providing businesses and students better access to the transit and other amenities that come from transit-oriented development.

Thank you for your attention.

Dadlez, Kady (CI-StPaul)

From: DAN HASELMAN <dhaselman@msn.com>
Sent: Tuesday, June 26, 2018 9:23 AM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: WEST MARSHALL AVENUE REZONING

Kady and Betsy,

I wanted to give you feedback on the recent new rezoning recommendations that St. Paul is considering with requested revisions from the Union Park District Council's. Me and my wife have lived in the Merriam Park neighborhood most of our lives (my wife grew up at 2127 Marshall ave since 1960 and we owned the home at 1973 Marshall ave for almost 30 years) and recently sold our home unknowingly to the developer who is tearing it down to build student housing. We've seen the students go from hardly any off campus to the thousands that live in the neighborhood today. We also understand the need for more housing and have suggested that the city look at the MNDOT land that is undeveloped along 94 on Gilbert Ave but that has fallen on deaf ears. Marshall ave is unique so we completely support the recommendations that have been outlined mainly to not tear down historical houses in order to create affordable living expansion. Look at the condition of the homes in this link (our home we sold) these are not junk houses and the new apartment being built rents for \$3400 per apartment-that is not what anyone would consider affordable living. I hope that you'll listen to the long term owners like us that lived thru all of these changes and understand that Marshall ave should never look like University ave, Ford Parkway or Franklin ave that connect the 2 cites. It is truly unique and should always be treated as such. Thank you!

https://www.realtor.com/realestateandhomes-detail/1973-Marshall-Ave_Saint-Paul_MN_55104_M80111-62931

Dan and Maddy Haselman
651-238-7061

Dadlez, Kady (CI-StPaul)

From: John Brennan <johnbrennan7@yahoo.com>
Sent: Tuesday, June 26, 2018 10:40 AM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: WEST MARSHALL AVENUE REZONING

We thank the City for its thoughtful review of current land uses and existing zoning code on west Marshall Avenue. And we support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions.

Please save and adapt Marshall's important historic homes that beautify the street and attract new residents to the area, some of St. Paul's most important assets; keep Marshall Avenue as a great place to raise families; Marshall Avenue is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor like Snelling Avenue; we are not anti-renter or anti-student-renter; however, appropriate balances must be achieved to avoid a tipping point to owner disinvestment; and City's proposed zoning increases density significantly above current land uses.

John & Michele Brennan
328 N Howell St
St Paul, MN 55104

Dadlez, Kady (CI-StPaul)

From: Weston, Dan <dan.weston@woodplc.com>
Sent: Tuesday, June 26, 2018 12:28 PM
To: Dadlez, Kady (CI-StPaul)
Subject: 2005 Marshall Ave Resident and Home Owner - SUPPORTS the new proposed May 18, 2018 rezoning

Dear Kady – First of all, I want to thank you for the inclusive review of the Marshall Avenue Corridor. It is clear to most of the residents in the area that appropriate action must be taken now, or we will lose the special charm and character of the avenue and surrounding neighborhood. I feel strongly that the thoughtful presentation of mixed density that will modify the existing property zoning designation is, for the most part, balanced, sustainable, inclusive and appropriate. The proposed rezoning follows both the 2030 Comprehensive Plan and the Union Park Community Plan, AND increases the density significantly above current land uses. It is of extreme importance that the City passes this well-crafted plan.

We support the City of Saint Paul's May 18, 2018 new rezoning recommendations as amended by the Union Park District Council's (minor) requested revisions! I strongly support and consent to having my property, 2005 Marshall Ave, rezoned to RT1.

The nearby proposed T1 mixed-use zoning district to the west of my home, covering 2013 and 2017 Marshall Avenue on the north side of our street makes no sense as a transition from the nearby T2 commercial district to the west between Wilder and Cleveland; Wilder Street already creates the buffer and transition between commercial and residential areas that you are seeking. In addition, a Marshall Avenue median spans Wilder Street, so no left turns are available, making the northeast corner of the Wilder/Marshall intersection impractical for commercial use. Lastly, 2013 Marshall Avenue will likely be designated as an historic home during HPC's survey this year. RT1 is the appropriate zoning designation for the 2013 and 2017 Marshall Avenue properties.

My family and I have lived in the neighborhood for over 20 years. I love my home and its location. I feel that it is truly a gem of the city of Saint Paul. There are many homes on the Marshall Avenue Corridor that are as significant as any home along Summit Avenue or in the Crocus Hill area. The Marshall Avenue Corridor is and will continue be a great place to raise families. I support saving and/or adapting the important historic homes. Currently, West Marshall Avenue is 81% residential – 56% single family, 12% duplex and triplex, and 13% multi-family apartments. Many of the single family homes currently support renters and adapting to the growing density demand.

Thank you for listening to all sides, providing a solution that is appropriate, and most of all, doing the right thing!

Regards,

Dan Weston, PE SE

2005 Marshall Ave

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Dadlez, Kady (CI-StPaul)

From: Anne Weston <hawkandsky@yahoo.com>
Sent: Wednesday, June 27, 2018 11:22 AM
To: Dadlez, Kady (CI-StPaul)
Subject: 2005 Marshall Ave Resident and Home Owner - SUPPORTS the new proposed May 18, 2018 rezoning

Dear Kady,

I want to thank you for the inclusive review of the Marshall Avenue Corridor. It's clear to most of the residents in the area that appropriate action must be taken now, or we will lose the special charm and character of the avenue and surrounding neighborhood. I feel strongly that the thoughtful presentation of mixed density that will modify the existing property zoning designation is, for the most part, balanced, sustainable, inclusive and appropriate. The proposed rezoning follows both the 2030 Comprehensive Plan and the Union Park Community Plan, AND increases the density significantly above current land uses. It is of extreme importance that the City passes this well-crafted plan.

We support the City of Saint Paul's May 18, 2018 new rezoning recommendations as amended by the Union Park District Council's (minor) requested revisions! I strongly support and consent to having my property, 2005 Marshall Ave, rezoned to RT1.

The nearby proposed T1 mixed-use zoning district to the west of my home, covering 2013 and 2017 Marshall Avenue on the north side of our street makes no sense as a transition from the nearby T2 commercial district to the west between Wilder and Cleveland; Wilder Street already creates the buffer and transition between commercial and residential areas that you are seeking. In addition, a Marshall Avenue median spans Wilder Street, so no left turns are available, making the northeast corner of the Wilder/Marshall intersection impractical for commercial use. Lastly, 2013 Marshall Avenue will likely be designated as an historic home during HPC's survey this year. RT1 is the appropriate zoning designation for the 2013 and 2017 Marshall Avenue properties.

My family and I have lived in the neighborhood for over 20 years. I love my home and its location. I feel that it is truly a gem of the city of Saint Paul. There are many homes on the Marshall Avenue Corridor that are as significant as any home along Summit Avenue or in the Crocus Hill area. The Marshall Avenue Corridor is and will continue be a great place to raise families. I support saving and/or adapting the important historic homes. Currently, West Marshall Avenue is 81% residential – 56% single family, 12% duplex and triplex, and 13% multi-family apartments. Many of the single family homes currently support renters and adapting to the growing density demand.

Thank you for listening to all sides, providing a solution that is appropriate, and most of all, doing the right thing!

Best regards,
Anne Weston

Joshua Donato
1868 Marshall Ave.
St. Paul, 55194
612 406 6044

Dear City of Saint Paul Zoning Commission,

My name is Joshua Donato, my wife son and I own 1898 Marshall Ave. We are not wealthy, racist, or privileged, we are just hard-working citizens, home owners and retired civil servants.

I full support the City's 5/18/18 rezoning proposal for West Marshall, with minor amendments from the Union Park District Council. I support the proposal because it shows a value for place and the need to keep the essence of the places we call home as well as meeting the need for more density.

Yes, we need more density in a city that is growing at an alarming rate. The 5/18/18 plan elegantly solves both problems by adding opportunities for more density at logical places along Marshall. I would like to go a step further and say the proposal has an artistic quality to it, as it adds to the neighborhood in a way that will empower all residents along Marshall and with the arterial streets.

I believe in the power of place. Architectural history is hard to earn and easy to erase, and if valued adds so much to the presence of a place. Let's approve the City's 5/18/18 plan with a few minor Union Park revisions and get the zoning the city needs and keep the value of place we all want.

A large, stylized handwritten signature in black ink that reads "Joshua Donato". The signature is written in a cursive, flowing style with a large loop at the end of the name.

Joshua Donato
Home Owner

Dadlez, Kady (CI-StPaul)

From: Lori Brostrom <lbrostrom@comcast.net>
Sent: Wednesday, June 27, 2018 12:40 PM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: Please Support New Rezoning Recommendations for West Marshall

Dear Ms. Dadlez and Commissioner Reveal;

I'm writing to encourage the Planning Commission to support for the City's new rezoning recommendations of May 18, as amended by the Union Park District Council, at their meeting this Friday.

My reasons are several-fold. More than anything else, the recommendations support smart growth while maintaining the neighborhood's residential character and preserving important but endangered historic assets. In addition, it respects and is consistent with Union Park's 2016 neighborhood comprehensive plan, and also acknowledges that Marshall Avenue is a 2-lane street that is already being pushed past its maximum capacity with the new soccer stadium and high-density developments along south Snelling.

Thank you for your consideration.

Lori Brostrom
710 Summit Ave. Apt. 1
St. Paul, MN 55105



Virus-free. www.avast.com

Dadlez, Kady (CI-StPaul)

From: Smyth, Richard <Richard.Smyth@trustone.org>
Sent: Wednesday, June 27, 2018 1:53 PM
To: Dadlez, Kady (CI-StPaul); 'ecr@trios-llc.com'
Subject: Re-zoning W Marshall - Residents 1995 Marshall Richard & Missy Smyth

Hello Kady/Elizabeth

My name is Richard Smyth and I live at, 1995 Marshall Ave, St Paul, along the W Marshall corridor, with my wife my wife Melissa (Missy) and daughter(3) Peighton.

I wanted to reach out and share my opinion on the W Marshall re-zoning that is being considered.

My wife Missy and I strongly support and consent to having our property, 1995 Marshall Avenue, rezoned to RT1."

First of all, we thank the City for its thoughtful review of current land uses and existing zoning code on west Marshall Avenue. As mentioned we fully support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions

In April 2017 we purchased our home on Marshall Ave, as we loved the historic feel to the neighborhood, the great amenities and access to the highway in all directions. We have always wanted to own an historic home and my wife, having attended St Thomas, always dreamed of living in one of these grand old historic homes on Marshall Ave. We got the opportunity to do so when this beautiful Dutch colonial came on the market and it was everything and more than we had hoped to find. We knew it would be a lot of work to keep the house maintained, but it had great bones, mechanicals and we felt it was worth the risk and effort. Also, like many of the homes in this area, most if not all of the original craftsmanship and personality of the home was fully intact.

As mentioned above, we have always loved these old homes, but we have also always felt as younger people, it is our responsibility to help preserve these historic home too. So many of them have gone into disrepair or been torn down to make room for the all new utilitarian high density type structures and while I understand the need for these types of developments to accommodate the rising rents and housing shortages this and other cities are feeling, I do strongly believe we should still be saving some of what we can of the historic homes, especially when you have a number of them in one place that are still in really good condition with people living in them who want to continue to preserve them.

The house aside, we have also gotten to love the neighbors and neighborhood. We go to one of many parks, most evenings and every time we go, we not only see the same people, you've seen before but you meet new people, family's coming to live in the neighborhood for the same reasons as us.

We believe that it is so important that we not lose sight of the people that already call this neighborhood home while the city plans for the future. It is imperative that the city and the planners keep an eye on the needs and the opinions of the people that make this a great place to live.

We do believe that by approving the rezoning of the W Marshall corridor, it will help preserve a small piece of what makes this part of St Paul so great and along this stretch being considered are some of the best reasons to preserves the neighborhood in its current form as much as possible. Let's not erode anymore of its personality than is absolutely necessary.

Thank you for the work you do and taking the time to read this,

Dadlez, Kady (CI-StPaul)

From: TerryKaiser <tkaiser@ecadengineering.com>
Sent: Wednesday, June 27, 2018 2:07 PM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Cc: Michelle Kaiser
Subject: In Favor of West Marshall Ave Changes to City's 5-18-18 Plan

Hello City Leaders,

I want to thank the City for its thoughtful review of current land uses and existing zoning code on west Marshall Avenue. I support the UPDC Proposed Changes to City's 5-5-18 Plan, with minor revisions requested by the Union Park District Council.

In particular, I think it was very important to remove the RM2 zoning designation for the property located at Marshall and Moore. I am not anti-renter, but believe the RM2 5-18-18 Plan designation (which would have allowed a 5-story, high density structure, at Marshall and Moore), was simply too high to blend in with the historic homes that beautify the street there, and too dense to attract new residents to the area. The Proposed RM1 change will strike a much better density balance, than the former RM2 designation, to make Marshall sustainable and welcoming for all.

I think the Proposed Changes will help keep Marshall Avenue as a great place to raise families. I was a student at the U of M when my wife and I bought the duplex at 1976 Iglehart in 1985. I had student loans, and we scraped by on her income as a medical technologist. After I graduated, we bought the house at 1844 Iglehart, and kept the duplex at 1976 Iglehart as rental property. Since then we have raised two children in the neighborhood. Our children have grown up to be socially responsible independent adults. We all love the neighborhood, and have seen some great improvements in the last 20 years, with many run-down residential and absentee landlord properties fixed up. We still own the duplex at 1976 Iglehart, and take pride in keeping it well maintained with responsible renters.

Please vote in favor of the UPDC Proposed Zoning after Changes to City's 5-18-18 Plan.

Sincerely,

Terry Kaiser, PE, PG, CGWP
1976 Iglehart Landlord
1844 Iglehart Owner/Resident

tkaiser@ecadEngineering.com

Dadlez, Kady (CI-StPaul)

From: splogmh@aol.com
Sent: Wednesday, June 27, 2018 2:49 PM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: A resident's concerns regarding High-Density zoning in Saint Paul

Dear Kady and Elizabeth,

Thank you for your leadership in our community, and I appreciate your giving homeowners like me a moment of your time.

I've been a homeowner at the intersection of Dayton and Prior for 9 years, this coming September. When my husband and I first bought our home, we realized how fortunate we were to find a true community in urban Saint Paul. I am writing to express my deep concern for, firstly, the rhetoric surrounding the zoning conversation that characterizes our neighborhood as "racist, privileged, and wealthy." These accusations are not factual and seem even mean-spirited. If you lived in this community, you would realize our neighbors are all working hard to pay bills. Some have very serious health problems and take on even more work to purchase medicines like insulin for their diabetic family members. To insinuate privilege in no way reflects the daily reality and struggle of the families living here. People very long weeks to keep families in school. As for racist? Just take a look at our churches like Saint Sahag--with its Armenian community. And, also, Saint Marks with priests and nuns from all over the world who serve our community so faithfully. If you attended mass at Saint Mark's you'd realize the many languages spoken by this community. Further, given our location to colleges, we have students, staff and faculty from all over the world with lots of rental properties for students, faculty and staff, and welcome more. Families here rent rooms to students and local businesses employ them. We're welcoming to students and always have been. Local homeowners/neighbors were once students in this community. I'm an Arab American and recognize we all work to keep the neighborhood safe for the renters, homeowners, businesses, churches, students and families. The accusations of "racism, privilege and wealth" is gas-lighting that deflects deeper problems... our neighborhood does not believe higher zoning changes will not improve density as studies show.

Here is what I ask / recommend if I may:

1. Avoid all gas-lighting language about neighbors and focus on facts like... We wish to create a livable, safe, balanced and affordable community for everyone.
2. Continue to work with us to attain a balance of rental with ownership, preservation of historical homes/buildings with affordability rental properties, control of traffic with public transit, students living beside families, and more green spaces for all.
3. Again, let's keep to facts in all of our conversations as a dignified way to build our future community. Another example, West Marshal is 81% residential with multi-family units.
4. As an invested home owner and community member, yet ready to work with the city, I firmly believe that the proposed zoning increases are not common sense goals for sustainability for current land use, or the goals stated in #2 above.

Thank you.

Mimi Haddad
1936 Dayton Ave
Saint Paul, MN 55104

Dadlez, Kady (CI-StPaul)

From: Michael Kroona <mrkroona@gmail.com>
Sent: Wednesday, June 27, 2018 3:19 PM
To: Dadlez, Kady (CI-StPaul)
Cc: Andria Kroona
Subject: Support for Rezoning West Marshall Avenue

Dear Kady,

I am emailing to express my support for the City's May 18, 2018 rezoning recommendations for West Marshall Avenue.

I have previously emailed the Zoning Committee of the Planning Commission about my family's concerns about the current zoning on Marshall avenue adjacent to our home at 1890 Iglehart Avenue. Repeating from my email on Jan 4, 2018, " One significant problem we are facing in our neighborhood is a lack of transition between zoning districts. Marshall Avenue's zoning of RM2 is clashing with the R3 zoning of Dayton Avenue and RT1 zoning of Iglehart Avenue (Referring to the blocks between Moore St. and Fairview Avenue). This has created a situation where city blocks are sharing two zoning designations that hold different intentions for land use."

We are in favor of multi-family housing in the neighborhood, but the number of apartment buildings on Marshall avenue is reaching a tipping point. We believe that additional apartment buildings will have a negative impact on the surrounding neighborhood and will not be a desirable place to live.

I am very appreciative of the Zoning Committee's consideration and I believe the rezoning recommendations will address my family's concerns.

Respectfully yours,

Michael and Andria Kroona
1890 Iglehart Avenue
St. Paul, MN 55104

Dadlez, Kady (CI-StPaul)

From: Kathryn McGuire <mcguire.kathy56@gmail.com>
Sent: Wednesday, June 27, 2018 3:29 PM
To: Dadlez, Kady (CI-StPaul); betsy Reveal
Subject: West Marshall Avenue Zoning

June 27, 2018

Members of the Planning Commission,

I am writing to express my support of the City's May 18, 2018 new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions.

In order to preserve the livability of Saint Paul neighborhoods for ALL residents, it is important to strike the correct balance in development and recognize that even minor changes will impact neighborhoods. In so many areas of Saint Paul, we already see disinvestment as a result of poor planning decisions.

The character of development in many of these neighborhoods is predominantly single family homes within established neighborhoods. Honor the goals of the Comprehensive Plan to Preserve and Promote Established Neighborhoods and keep in mind that these neighborhoods offer a range of housing types at many different levels of affordability.

I respectfully request that you vote to approve the May 18, 2018 West Marshall Avenue Zoning as amended by the Union Park District Council's minor requested revisions.

Sincerely,

Kathryn McGuire
2203 Fairmount Avenue

Dadlez, Kady (CI-StPaul)

From: Dale Halladay <dale.halladay@outlook.com>
Sent: Wednesday, June 27, 2018 5:44 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Support for re-zoning of West Marshall Ave.

Dear Ms Dadlez:

I am writing in support of the City's May 18th proposed re-zoning of West Marshall Avenue, as amended by the minor requested revision of the Union Park District Council.

This re-zoning is key to enable West Marshall Avenue to continue growing and developing in a way that meshes with its neighborhood to support growth in areas that can support it without losing its unique character. Many parts of the Twin Cities, and numerous other cities that I see when traveling throughout the country, have become saturated with identical large residential complexes that block the light and any sense of diversity or novelty. They are our era's version of Soviet gulag residential blocks that likely provide their residents no more sense of "livability" than those did. Yes, you "reside" there but you don't "live" there. We need to foster neighborhood plans that make people want to live in their neighborhood.

If we want to keep St. Paul and our neighborhoods places that create a long-term desire to live there (as Merriam Park home owners currently are), then we need to embrace a plan that will keep West Marshall, our neighborhood, and our city a diverse, unique, and livable city. That is why I support of the City's proposed May 18th re-zoning plan.

Best regards,
Dale Halladay
1936 Dayton Ave.
St. Paul, MN

Dadlez, Kady (CI-StPaul)

From: Winston Kaehler <winkaehler@gmail.com>
Sent: Wednesday, June 27, 2018 5:58 PM
To: Dadlez, Kady (CI-StPaul)
Subject: West Marshall Avenue zoning

This is written to support the City's recommendations (May 18, 2018) for rezoning along West Marshall Avenue. In recent years the revitalization, or renaissance of sorts, in that part of St. Paul has been for the most part internally generated, by area residents and business owners. There is now strong pressure to capitalize on their success by others motivated by short-term profits or political ambitions. Often these motives are cloaked in the cliches of affordable housing and increased density. The Planning Commission and other City officials and staff should do their best to encourage smart growth and investment that will genuinely enhance the amenities of certain areas, especially those that will result in longterm benefits for citizens and the City as a whole rather than quick short-term profits for a few developers. Zoning decisions should be based on the longterm effects on the quality of life in a neighborhood rather than led by the siren songs of immediate tax revenue and private profits. The needs for change and continuity can be balanced if the City acts wisely in its zoning policies.

Dadlez, Kady (CI-StPaul)

From: John Shrake <shrake@usfamily.net>
Sent: Wednesday, June 27, 2018 6:24 PM
To: Dadlez, Kady (CI-StPaul)
Subject: West Marshall Avenue Zoning hearing

Dear Ms Dadlez,

I want to send a thank you to City Staff for your thoughtful review of west Marshall Avenue's land uses and zoning. I support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions. I would ask that in your consideration of this that you strike the right density balance to make Marshall sustainable and welcoming for all, with a range of affordable options for housing, without implementing broad swath zoning over several blocks.

I would like to point out that Marshall Avenue is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor, like Snelling Avenue. It is important to recognize and remember that west Marshall Avenue is 81% residential (56% single-family, 12% duplex and triplex, and 13% multi-family apartments). The new rezoning recommendations and requested revisions would help to save and adapt Marshall's important historic homes that beautify the street and attract new residents to the area, some of St. Paul's most important assets.

As a property owner living close to Marshall Avenue I can say that I am not anti-renter or anti-student-renter. In fact, there are many rental properties on my street. However, I believe appropriate balances must be achieved to avoid a tipping point toward owner disinvestment along this important corridor. Thank you for taking the time to read this.

Sincerely,

John Shrake

388 Wheeler St. N

St. Paul, MN, 55104

Dadlez, Kady (CI-StPaul)

From: Deborah McLaren <darmclaren@gmail.com>
Sent: Wednesday, June 27, 2018 7:07 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Marshall Avenue - from a resident

Hi Kady,

Thanks for everything you've put into the review of the west Marshall Avenue zoning. I support the city's 5/18/18 new rezoning recommendations as amended by Union Park District Council's revisions.

I am a resident and business owner at 1873 Iglehart Avenue, one block north of Marshall. I know my neighbors and we are a friendly, strong community. We do a lot of stuff to help strengthen our relationships, community and neighborhood. I can say that almost everyone I know supports the rezoning.

The high-density people who are very pro-development aren't concerned about research on housing we have already. I know that as an urban area we will need to adjust to more people and more businesses. Yet, I am keenly aware of neighborhood revitalization and historic preservation guidelines, issues and outcomes. We need to balance everything. Massive development in one of the city's most beautiful and historic neighborhoods jeopardizes our long-term health and sustainability.

Thanks for taking the time to read my message.

Deborah McLaren
1873 Iglehart Avenue
St. Paul MN
651-983-9880
darmclaren@gmail.com

Dadlez, Kady (CI-StPaul)

From: frank amore <2034amore@gmail.com>
Sent: Wednesday, June 27, 2018 8:28 PM
To: ecr@trios-llc.com; Dadlez, Kady (CI-StPaul)
Subject: Marshall Avenue

Hello,

My name is Frank Amore and my family and I live at 2034 Iglehart Avenue. I would like to express my support for the City's 5/18/2018 new re-zoning recommendation of Marshall Avenue with the Union Park District Council's requested revisions.

I live behind Marshall Liquors and feel a 3-story height limit would keep the feel of the neighborhood and allow for some flexibility in terms of density and housing types. I lived in Boston for several years which had a much higher density, but retained a pedestrian feel. Most of the structures in the areas where I lived in Boston were around 3-stories.

I would love to see some of the multi-unit use be for owner occupant or senior living. We have many older neighbors and there are not many nearby options for senior housing if they would like to remain in the neighborhood. Merriam Park is a great neighborhood and I would like to see it adapt without losing what made it a great place to raise a family.

Thank you for your consideration of my opinion.

Frank Amore

Dadlez, Kady (CI-StPaul)

From: Anne Amore <amawashington1818@gmail.com>
Sent: Wednesday, June 27, 2018 9:15 PM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: Marshall Avenue

Hello -- I appreciate the city staff's review of West Marshall Avenue land uses and zoning. I am writing to acknowledge my support of the city's May 18, 2018 new rezoning recommendations as amended by the Union Park District Council's minor requested revisions and provide some additional thoughts / considerations.

As a homeowner on Iglehart and Cleveland (2034 Iglehart), I support a thoughtful approach to city neighborhood planning. I am hopeful that we can balance our various needs:

- provide a range of affordable housing options that accommodate young adults, families, older adults and the elderly
- consider the density, height and scale of housing in a diverse and historic neighborhood
- preserve and protect our historic neighborhood homes

Merriam Park has been a wonderful neighborhood for our family. I am hopeful that it will continue to be a wonderful and livable neighborhood for current and future residents.

Thank you for considering my view point.

Anne Amore

Dadlez, Kady (CI-StPaul)

From: Jim Wilgenbusch <jwilgenb@gmail.com>
Sent: Wednesday, June 27, 2018 10:44 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Marshall Ave's Land uses and zoning: Support of new rezoning

Dear Kady Dadlez,

Thank you to City staff for their thoughtful review of west Marshall Avenue's land uses and zoning. I support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions. To be clear, I am not anti-renter or anti-student-renter; however, appropriate balances must be achieved to avoid a tipping point to owner disinvestment.

Sincerely,

James Wilgenbusch
1921 Selby Ave (two blocks from Marshall Ave)

Dadlez, Kady (CI-StPaul)

From: Jimheather Wilgenbusch <wilgenbusches@gmail.com>
Sent: Wednesday, June 27, 2018 10:47 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Marshall Avenue Land Uses and Zoning

Dear Kady Dadlez,

Thank you to City staff for their thoughtful review of west Marshall Avenue's land uses and zoning. I support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions. It is important to me we strike the right density balance to make Marshall sustainable and welcoming for all and I support a range of affordability and housing options, without implementing broad swath zoning over several blocks. I also support smart growth development where higher-density buildings make the most sense for businesses and multi-family housing at traffic-controlled intersections and nodes with more transit opportunities. To remove historic homes to put in multistory high density housing takes away from the charm of the neighborhood.

I am a resident of nearby Selby and love the charm of the houses along Marshall Avenue. We need to keep the charm and improve the value of those homes by smart development. Please save and adapt Marshall's important historic homes that beautify the street and attract new residents to the area, some of St. Paul's most important assets. Please do not sacrifice historic homes!

We chose Union Park as our home when we moved from Florida four years ago, and love it. Please keep Marshall Avenue as a great place to raise families!

Sincerely, Heather Wilgenbusch
1921 Selby Avenue
Saint Paul, MN 55104

Dadlez, Kady (CI-StPaul)

From: Scott Vanwert <scottavanwert@gmail.com>
Sent: Wednesday, June 27, 2018 11:22 PM
To: Dadlez, Kady (CI-StPaul)
Cc: Elizabeth C Reveal
Subject: Letter in Support of UPDC recommended Marshall Ave Zoning Study Proposal

Dear Kady Dadlez,

I've owned my home at **1985 Marshall** for 26+ years and am a proud lifetime resident of Saint Paul and the vibrant Merriam Park, living with my partner Lisa.

I want to thank you so much (as well as other City staff and Zoning Commission) for all the hard work and community input collection you've engaged in to create the new West Marshall Avenue's zoning plan.


I support the City's May 18, new rezoning recommendations, but with the small number of changes proposed by the Union Park District Council after a lot of out-reach and community engagement/meetings with your active participation. **I strongly support the UP District Council's committee's slightly modified proposed plan in full.** I understand and support that my home on a corner of the non-arterial cross street Moore would be zoned RT-1 with the NE corner at Moore to become RM-1 to support a 3 story maximum perhaps 10 unit apartment building in the future.

What I like about the plan: 1) fits the city and UP comprehensive plan, vision and goals for west Marshall, 2) strikes a balance allowing growth and expansion of housing and businesses, but still allows character of the street to survive, and help keep out many well-kept grand and historic homes to keep residents like myself and many others to still feel like we have a place in this wonderful bustling neighborhood 3) retain and promote good mix of building types at reasonable scale for each block 4) allows for expanded higher density T2 & T3 at appropriate nodes with transportation connections / access to light rail across I94. 5) allows many single family home to become duplexes to retain their character / historic feel while allowing for greater density for coming smaller households.

With Warm Regards,

Scott Van Wert

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 Virus-free. www.avast.com

Dadlez, Kady (CI-StPaul)

From: Lisa Albrecht <wordsforlisa@gmail.com>
Sent: Thursday, June 28, 2018 8:07 AM
To: Dadlez, Kady (CI-StPaul)
Cc: Elizabeth C Reveal
Subject: Letter in Support of UPDC Proposed Revisions to West Marshall Study

To Kady Dadlez,

Many thanks to you and the city for all the great work, community input collection and insight to create the new West Marshall Avenue's zoning plan.

I live with my partner at 1985 Marshall and love being in Merriam park on bustling Marshall Avenue.

I support strongly and fully the City's May 18, new rezoning recommendations, but with the small number of changes proposed by the Union Park District Council after a lot of out-reach and community engagement/meetings that I participated in. I understand and support that our home on a corner of the non-arterial cross street Moore would be zoned RT-1 with the NE corner at more to become RM-1 to support a 3 story maximum perhaps 10 unit apartment building in the future.

I support the UPDC modified plan because it works like the Snelling Avenue plan to keep a balance of single family to 3 story apartment buildings with consistent scale in the long established residential block. The plan allows for more dense building at Cleveland and Snelling nodes as well as at Fairview and Prior which have access to light rail. It fits the city and UP comprehensive plan, vision and goals for west Marshall while striking a balance allowing growth and expansion of housing and businesses, yet still allows character of the street to survive and residents like myself and many others to still feel like we have a place in this great street in a great neighborhood.

Kindly,

Lisa Albrecht

Dadlez, Kady (CI-StPaul)

From: Ellen Anderson-Manz <eljomanz@gmail.com>
Sent: Thursday, June 28, 2018 8:15 AM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: WEST MARSHALL AVENUE ZONING

Subject: West Marshall Avenue Zoning Study
From: John Manz and Ellen Anderson Manz
Address: 1980 Marshall Avenue
PID: 042823220028

Dear Ms. Dadlez, Ms. Reveal and the Saint Paul City Planning Council,

We are John Manz and Ellen Anderson Manz. In its 113 year history, we are the third owners of 1980 Marshall Avenue, 55104. We bought in 2001 and our home is directly south across Marshall from the two architectural gems slated for demolition in order to build an egregious five story apartment building.

We adamantly oppose the city's plan to zone our property, 1980 Marshall and our next door neighbor, 1974 Marshall, as RM-1. We respect and understand the need for high density housing, however, our portion of Marshall and the surrounding neighborhood already has a significant amount of high density apartments and student housing. In fact registered student housing already exceeds the proportion recommended for this neighborhood. We currently deal with overcrowded parking not infrequently blocking our driveway. We consistently pick up trash and refuse dumped from parked cars and those walking from party to party. We put up with high decibel noise into the early morning hours from student parties.

We love our home and the turn of the century historic houses of our neighborhood. In fact, this is precisely the reason we chose to live here. It is becoming only more apparent that absentee landlords and the transient high density population moving into this area have little respect for and no investment in our neighborhood. The two of us have worked long and hard and with considerable expense to restore our home to its turn of the century charm and integrity. Frankly, we find it incomprehensible that a planning council, which does not live on our street should zone our property in such a way that it could someday be torn down for yet another ugly three story apartment building.

We respectfully request that the city adopt the Union Park Land Use Proposal to zone 1980 and 1974 Marshall as RT-1.

For heaven's sake, please listen to concerns of the neighborhood people who all along have had the emotional, financial, physical and familial investment in our corridor.

Dadlez, Kady (CI-StPaul)

From: George Bounds <lockbounds@yahoo.com>
Sent: Thursday, June 28, 2018 9:06 AM
To: eer@trio-llc.com; Dadlez, Kady (CI-StPaul)
Subject: West Marshall Avenue Rezoning

We would like to express our appreciation to the City staff for its thoughtful review of land use along west Marshall Avenue--particularly the two blocks between Cleveland and Cretin Avenues.

Our home is at at 2072 Iglehart Avenue three houses west of Cleveland. It backs up to the houses on the north side of Marshall which was platted and developed along with the western most blocks of Iglehart and Carroll Avenues over one hundred years ago in the decade preceding WWI. The resulting houses, all of which still exist, are of similar size and scale. While several on Marshall have become student rentals, most are single family, owner-occupied homes. Described in real estate advertisements as "Pill Hill", the blocks between Cleveland and Cretin remain desirable and can claim an architectural pedigree worthy of Summit Avenue. Clarence Johnston designed two of the houses on Iglehart and George H. Carsley from Cass Gilbert's office is credited with two others.

While change is inevitable, significant change along the north side of Marshall, such as large-scale, tall buildings will adversely affect the surrounding neighborhood. Please consider carefully any changes beyond those in the current proposal which, as we understand it, restricts building height to three stories.

George and Linda Bounds
651-659-9932

Dadlez, Kady (CI-StPaul)

From: Michael Squire <squiremn@earthlink.net>
Sent: Thursday, June 28, 2018 9:06 AM
To: Dadlez, Kady (CI-StPaul)
Subject: West Marshall Ave Zoning

To the Staff at the city, thank you for your thoughtful review of west Marshall Avenue's land uses and zoning. As a home owner at 2103 Marshall Avenue, I support the City's May 18th, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions.

Thank you again,
Anne Squire

Dadlez, Kady (CI-StPaul)

From: Michael Squire <squiremn@earthlink.net>
Sent: Thursday, June 28, 2018 9:18 AM
To: Dadlez, Kady (CI-StPaul)
Cc: ecr@trios-llc.com
Subject: West Marshall Avenue

Thank you to the city staff for your thoughtful review of West Marshall Avenue's land uses and zoning. I support the City's May 18th 2018, new rezoning recommendations as amended by the Union Park District Councils minor request revisions. As a homeowner at 2103 Marshall I strongly support having my property rezoned.

Sincerely,
Anne Squire

Dadlez, Kady (CI-StPaul)

From: Michael Rumpza <mrumpza@venividi.com>
Sent: Thursday, June 28, 2018 9:47 AM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: West Marshall Avenue Zoning

Hello,

My name is Mike Rumpza. My family and I have lived in the West Marshall neighborhood for over 40 years, 32 of them in our current home at 2074 Marshall Avenue. I would like to thank you and the other city leaders and staff for reviewing West Marshall Avenue's land uses and zoning. I want you to know that I support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's requested revisions. These recommendations deal adequately with my major concerns about possible rezoning, population density and building height. To explain briefly, I spend a lot of time sitting on my front porch have noticed the daily traffic snarl ups and parking issues at the Marshall/Cleveland Intersection. I cannot see how Marshall Avenue could possibly handle the kind of significant population density increase that 5 story apartment buildings would bring. In addition, my experience being 2 houses away from mere 3 story apartment buildings makes it clear that the properties neighboring taller buildings would certainly suffer for lack of sunlight and vegetation.

Due to schedule conflicts I am not able to attend the public meeting tomorrow morning, but will be most grateful if you include this input in your considerations.

Feel free to contact me on this issue, and thank you for your time, consideration, and public service!

Sincerely,

Michael Rumpza
mrumpza@venividi.com
651-261-0400

Dadlez, Kady (CI-StPaul)

From: TOM DIMOND <tdimond@q.com>
Sent: Thursday, June 28, 2018 10:10 AM
To: Dadlez, Kady (CI-StPaul)
Subject: West Marshall Avenue Zoning

To: The Planning Commission and Chair Betsy Reveal

RE: West Marshall Avenue Zoning

Owning a single family home of your own is the dream of many. In Saint Paul we are fortunate to have some well built homes in well laid out neighborhoods. Owning your own home allows a unique opportunity for families to have greater control of their own lives. It helps build wealth. It provides a private yard for children to play, a place to grow food and flowers, and have family gatherings without disturbing others.

We should strongly support retention of this great asset that is needed in a City with a healthy balance of housing options. In a developed City like Saint Paul it is by far more difficult to develop replacement single family residential than most any other form of housing. It is an asset we can not afford to lose.

As a City that prides itself on being an environmental leader it is important that we do not throw away irreplaceable housing that was constructed from virgin forests. These irreplaceable resources should continue to serve future generations.

Higher density zoning of single family neighborhoods makes single family ownership less affordable. Multi family zoning of single family homes squeezes out single family ownership opportunities because families are forced to compete against speculative developers. This makes single family ownership less affordable.

Marshall Avenue between the Mississippi River and Snelling Ave retains many fine single family homes and retains a residential feel. It is a great entrance to our City from the river. It is a vital link between the residential neighborhoods north and south.

Our City has found great ways to expand housing options in the past without destroying our existing housing. Lowertown, Upper Landing and University Avenue are examples. Marshall Avenue between Snelling and Hamline has the potential to be another. Far better to find a way to enhance east of Snelling than lose what we have west of Snelling.

We have a great City now and we can make it better. I encourage the Planning Commission to support the recommendations made by City staff on May 18th and the recommendations made by the Union Park District Council.

Thank you for your consideration.

Dadlez, Kady (CI-StPaul)

From: Margaret Creighton <maggiocreighton@gmail.com>
Sent: Thursday, June 28, 2018 10:29 AM
To: Dadlez, Kady (CI-StPaul)
Subject: West Marshall Avenue Zoning

Dear Ms. Dadlez:

Thank you to City staff for their thoughtful review of West Marshall Avenue's land uses and zoning. I support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions, in other words: lower density zoning revisions for the properties along Marshall Ave.

As a resident at 2114 Marshall Avenue, I strongly support having my property rezoned. I strongly oppose high-density zealots who are willing to sacrifice our charming neighborhood appeal in order to make large profits off students and other renters in this popular area.

Thank you so much for hearing me out,

Margaret Creighton

Dadlez, Kady (CI-StPaul)

From: The Squires <squiremn@earthlink.net>
Sent: Thursday, June 28, 2018 12:07 PM
To: Dadlez, Kady (CI-StPaul)
Subject: West Marshall Avenue Rezoning

Hello,

Thank you to City staff for their thoughtful review of west Marshall Avenue's land uses and zoning. I support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions.

As a resident and property owner at 2103 Marshall Avenue, I strongly support having my property rezoned.

- (1) strike the right density balance to make Marshall sustainable and welcoming for all (a range of affordability and housing options), without implementing broad swath zoning over several blocks;
- (2) smart growth development where higher-density buildings make the most sense for businesses and multi-family housing at traffic-controlled intersections and nodes with more transit opportunities;
- (3) recognize that west Marshall Avenue is 81% residential (56% single-family, 12% duplex and triplex, and 13% multi-family apartments)
- (4) City's new zoning recommendations follow the City's 2030 Comp Plan and Union Park Community Plan (enacted in 2016);
- (5) save and adapt Marshall's important historic homes that beautify the street and attract new residents to the area, some of St. Paul's most important assets;
- (6) keep Marshall Avenue as a great place to raise families;
- (7) Marshall Avenue is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor like Snelling Avenue;
- (8) we are not anti-renter or anti-student-renter; however, appropriate balances must be achieved to avoid a tipping point to owner disinvestment;" and
- (9) City's proposed zoning increases density significantly above current land uses.

Thank you for hearing our concerns,
Michael Squire

Dadlez, Kady (CI-StPaul)

From: Pat McFaden <patm@marytinc.com>
Sent: Thursday, June 28, 2018 12:14 PM
To: Dadlez, Kady (CI-StPaul)
Subject: West Marshall Ave Zoning Study

Dear Ms Dadlez, I very much appreciate your support for reexamining the proposed zoning changes along Marshall Avenue.

I am at 1974 Marshall and see that the proposed new zoning classification for this property is RM1. I feel that RT1 is a much more appropriate classification. The two properties to the east would have this proposed classification, and the immediate property to the west (1980 Marshall) deserves it as well.

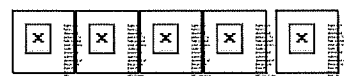
So that there is no confusion, I do not agree with an RM1 classification for my property. I feel that a more reasonable RT1 classification better reflects the aspirations of those of us who value this community for its attraction to families, as well as accommodating the student rental properties.

Patricia McFaden
1974 Marshall Ave
St. Paul, MN 55104

--



Pat McFaden
RSC
e. patm@marytinc.com



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Dadlez, Kady (CI-StPaul)

From: Bruce Bakke PhD, LP <bakke001@umn.edu>
Sent: Thursday, June 28, 2018 12:44 PM
To: Dadlez, Kady (CI-StPaul)

Dear Ms. Dadlez, We write to thank the city for carefully reviewing the needs of our neighborhood in considering zoning changes on West Marshall. The city's 5/18/18 rezoning recommendations, with the suggested changes by the UPDC, will help preserve this corner of St. Paul as a wonderful place to live for students, renters, and homeowners like ourselves. Living 30 years on Iglehart we have come to cherish Merriam Park. The cycle of older generations moving on and young families moving in provides a stability that makes this neighborhood a great place to live. But this stability will disappear if unwise increases in density drive out homeowners.

Preserving lovely and historic homes is also important to maintain the character of our neighborhood.

Sincerely,

Bruce and Jean Bakke

2012 Iglehart Ave.

Dadlez, Kady (CI-StPaul)

From: B Mingo <mingo.benjamin@gmail.com>
Sent: Thursday, June 28, 2018 1:44 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Marshall Avenue Zoning

Hi Kady,

Thank you for spending so much time and consideration working with neighbors in Union Park to get the Marshall Avenue rezoning right.

Unlike other areas and corridors in Saint Paul that have been rezoned for what many neighbors might call "ultra high density" it is great to see that Marshall Ave, a residential corridor has been proposed with zoning changes that reflect just that, a residential corridor. The balance that this proposal exudes will help to keep this neighborhood thriving and offer future opportunities to create organic growth while maintaining the historic and unique character within this neighborhood.

You have a lot of neighbors behind you in supporting this proposal. Even though I live just south of the Union Park border in Mac-Groveland, I have become friends with many in the Union Park area. The neighbors can not be appreciative enough to have had you listen and take genuine concern in finding the best balance for this neighborhood.

I commend you on your hard work, and thank you for your time with my friends in Union Park.

Take care.

Sincerely,

Ben Mingo
1449 Goodrich Avenue

June 26, 2018

Ms. Kady Dadlez
Senior City Planner
Planning and Economic Development
City of Saint Paul
25 West Fourth Street
Saint Paul, MN 55102

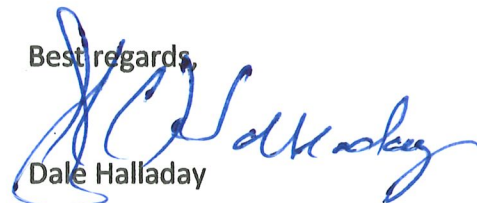
Dear Ms. Dadlez:

It was a pleasure to meet you several weeks ago at the Union Park District Council meeting held at St. Thomas to review the City's proposed revisions to the zoning for West Marshall Avenue. Since then, I have also attended the subsequent Union Park District Council's Committee on Land Use and Economic Development meeting on June 18th and also dedicated significant time to analyzing the City's proposed revisions to the zoning.

From all of this information and analysis, I believe that the City's May 18th proposed re-zoning is a nuanced and thoughtful plan to enable West Marshall Avenue to develop and meet the neighborhood and city's future needs while also maintaining its unique residential character. It is important that development not be large complexes of towering steel and concrete that are cloned up and down West Marshall Avenue. The City's proposed plan allows for intelligent growth in areas that can support the type of affordable and multi-family housing that organically fit with the neighborhood's character and development.

West Marshall Avenue is primarily a single-family residential street and has maintained its character for over a hundred years, while changing with the times. I support the City's May 18th proposed re-zoning as the best way to enable West Marshall Avenue to grow over the next 100 years without destroying what makes it a special part of Saint Paul. Keeping West Marshall a unique and diverse residential street is key to keeping Merriam Park and all of Saint Paul a livable city.

Best regards,



Dale Halladay

1936 Dayton Avenue
Saint Paul, MN 55104

Dadlez, Kady (CI-StPaul)

From: Ian Marsh <ianmarsh81@gmail.com>
Sent: Thursday, June 28, 2018 3:11 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Re Marshall Ave Zoning

Dear Kady,

Thank you to City staff for their thoughtful review of west Marshall Avenue's land uses and zoning. I support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions.

My family and I chose Merriam Park because of its unique historical character and affordability.

Neighbors expressing concern with rapidly increasing density have been accused of being anti-renter and NIMBYism. Those folks have never seen my backyard, so I'll paint a picture. From my backyard, I can see the four rental homes across the alley- four of six total homes on that side of the street. And another rental on our side of the street. If my math is right, that's five rentals of ten total homes.

My backyard, however, has nothing on my front yard. Across the street is a 36 unit/48 bed apartment. The corner home is a Tommie rental. Kitty corner is another large multifamily complex. Down the street, two homes on large lots will soon be four homes on small lots. I could go on.

The idea Merriam Park/Marshall Avenue corridor has a lack of rental capacity/density is ludicrous.

If the city is serious about positive change on rental capacity/prices in the area, there's a simple answer. Hold the University of Saint Thomas accountable for their conscious business decision to outsource student housing to adjacent neighborhoods. Until that changes, Saint Thomas students (not the students' fault) will continue gobble up any additional capacity created, and you will have solved nothing. Except for St. Thomas- I'm sure they'll be happy.

Ian Marsh
1931 Iglehart Ave

Sent from my iPhone

Dadlez, Kady (CI-StPaul)

From: Nelson, Dean <Dean.M.Nelson@pjc.com>
Sent: Thursday, June 28, 2018 4:05 PM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: West Marshall Avenue Zoning Study

Dear Ms. Reveal, Kady, and Planning Commission Members,

I am writing to voice my support for the City's May 18, 2018, West Marshall Avenue Zoning recommendations, as amended by the Union Park District Council's minor map revisions. Additionally, as the owner of 2000 Marshall Avenue, a house deemed historically significant by HPC's predecessor agency in 1981, I am strongly in favor of having my property rezoned to RT1. I also thank Kady for her excellent work and significant community outreach.

Kady's reports have consistently stressed that she and other City staff are working diligently and thoughtfully to: (1) maintain Marshall as an appropriate place for a range of housing options including apartments, with the intent to accommodate some higher density housing, yet preserve the neighborhood character and (2) adopt traditional neighborhood zoning along the avenue including at some commercial intersections and in the industrial area east of Snelling, so future development takes on a more traditional urban form and allows for a mix of uses. In my view, these potentially competing goals have been realized and balanced well in Kady's elegant May 18, 2018, rezoning solutions, especially when combined with minor revisions requested by the Union Park District Council Board.

When high-density housing advocates claim that Kady's proposed zoning plan hinders higher-density development or down-zones Marshall, they are misinformed, as her plan smartly permits significantly more density where it makes sense. Marshall Avenue already has a deceptively huge amount of "unseen" housing density in many former single-family homes and duplexes, where we have welcomed conversion of these structures to multi-family and student rentals, sober houses, and other adaptive uses needed by the community. In addition, most existing Marshall Avenue apartment buildings constructed in 1920s, and during a second wave in the late 1960s, accommodate much higher dwelling unit counts per lot area than are permitted by today's residential zoning codes. And many of these older multi-family structures fall far short of today's off-street parking requirements.

Of course, there are elements of Kady's recommendations that I might change, if I were the final decision-maker (some of these are captured in the Union Park District Council's requested revisions). However, as a longtime Marshall Avenue homeowner and neighborhood advocate, I think Kady recommends sustainable long-term zoning solutions that will keep Marshall Avenue balanced, livable, and attractive to a wide range of homeowners, renters, student renters, landlords, and businesses. This balance of uses and density is a delicate thing, and we have all seen Minneapolis neighborhoods (e.g., Stadium Village and Dinkytown near the U of M and parts of Uptown), where the balance tipped too far toward over-concentration of one high-density high-rise housing structure after another, most owned by absentee landlords. Individual neighbors (both homeowners and renters) and their families who may have felt engaged and invested in making those neighborhoods better, eventually gave up and moved elsewhere.

I believe Kady's zoning plan strikes the right nuanced balance, so that west Marshall Avenue will remain diverse and welcoming to all who want to live here or conduct business. To quote the Union Park Community Plan, the City's May 18, 2018 west Marshall Avenue zoning recommendations promote "a range of housing types and affordability to meet the needs of people at different life stages with different housing needs." The plan also takes advantage of Marshall Avenue's transit service and walkability, particularly at the intersections where mixed-use traditional neighborhood zoning is proposed. Lastly, Kady's recommended zoning plan represents progressive city planning and puts in place parameters to keep west Marshall Avenue and Merriam Park as strong and vital neighborhoods. Our neighborhoods and engaged citizenry are St. Paul's greatest assets.

Thank you,

Dadlez, Kady (CI-StPaul)

From: jay.f.riggs <jay.f.riggs@gmail.com>
Sent: Thursday, June 28, 2018 4:06 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Marshall Ave Zoning

Greetings,

My name is Jay Riggs and I am the owner and resident of the home at 2013 Marshall Avenue. I am emailing to let you know I agree with Union Park's recommendation for RT1 zoning for my property and requesting the change.

Please call if you have any questions.

Regards,

Jay
6515876622

Sent from my Verizon, Samsung Galaxy smartphone

Dadlez, Kady (CI-StPaul)

From: Rachel Westermeyer <weste065@umn.edu>
Sent: Thursday, June 28, 2018 4:19 PM
To: Dadlez, Kady (CI-StPaul)
Cc: Rachel Westermeyer
Subject: Re: West Marshall Zoning Study

Hi Kady,

At the hearing tomorrow on the West Marshall Zoning Study I would like your support for striking a balance between keeping the neighborhood stable with neighbor owned houses and duplexes and meeting the needs of the City for appropriate higher density at the commercial nodes. We need homeowners to be the eyes and ears of the neighborhood. At the present time this West Marshall area is past the tipping point in rentals. Without long term homeowners who are invested daily in this West Marshall Avenue, this neighborhood could suffer a decline.

So, please help strike the proper balance to keep this stretch of West Marshall Avenue vibrant and livable.

Thanks so much.

Rachel M. Westermeyer
1935 Summit Avenue
St. Paul, MN 55105
6561/644-3770

I

On Apr 24, 2018, at 4:44 PM, Dadlez, Kady (CI-StPaul) <Kady.Dadlez@ci.stpaul.mn.us> wrote:

Hi Rachel-

Thanks for your emails and photographs. I will consider them as I work towards a recommendation.

-Kady

<image001.jpg> **Kady Dadlez**

Senior City Planner

Planning and Economic Development

25 West Fourth Street

Saint Paul, MN 55102

P: 651-266-6619

F: 651-266-6549

kady.dadlez@ci.stpaul.mn.us

<image002.png><image003.png><image004.png><image005.jpg>

Making Saint Paul the Most Livable City in America

From: Rachel Westermeyer [<mailto:weste065@umn.edu>]

Sent: Tuesday, April 24, 2018 4:38 PM

To: Dadlez, Kady (CI-StPaul)

Cc: weste065@umn.edu

Subject: Grand Avenue apartment buildings

Dadlez, Kady (CI-StPaul)

From: mary <mary@adelgrendesign.com>
Sent: Thursday, June 28, 2018 5:31 PM
To: ecr@trios-llc.com; Dadlez, Kady (CI-StPaul)
Subject: West Marshall Avenue Zoning

Ms Dadlez and Ms Reveal:

We moved to Merriam Park in 1993 and are now raising our family here. We were initially attracted to the diversity in this neighborhood of single-family homes, duplexes, apartment dwellers and students. Now is a crucial time to enrich our neighborhood to strike the right density balance to make Marshall sustainable and welcoming for all (a range of affordability and housing options), without implementing broad swath zoning over several blocks, while at the same time maintaining the historic homes that beautify the street. High rise apartments have no place on West Marshall Avenue as it is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor like Snelling Avenue. A well-balanced neighborhood places high-density housing along key transportation corridors with easy access to light rail and high speed bus lines such as the A Line.

Thank you to for your thoughtful review of west Marshall Avenue's land uses and zoning. I support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions.

Sincerely,

Mary Adelgren

1959 Laurel Avenue

St Paul, MN 55104

Dadlez, Kady (CI-StPaul)

From: Adam Schaab <adam@magushealingcenter.com>
Sent: Thursday, June 28, 2018 6:40 PM
To: Dadlez, Kady (CI-StPaul)
Cc: Elizabeth C Reveal
Subject: Marshall ave. zoning

Kady Dadlez,

I live at 1985 Marshall (upper) and grew up in the Merriam Park neighborhood. I'm writing you a short note to express support for the zoning plan proposed for Marshall avenue. The plan I most support is the somewhat modified plan recommended by the Merriam Park / Union park board after wide community and resident discussion (approved at the June 18th committee meeting).

Thanks for the great effort to design a balanced plan that is right for Marshall avenue zoning in the future.

Regards,
Adam Schaab

Dadlez, Kady (CI-StPaul)

From: A Chase Turner <chase@stumpy.com>
Sent: Thursday, June 28, 2018 7:21 PM
To: Dadlez, Kady (CI-StPaul)
Cc: ecr@trios-llc.com
Subject: West Marshall Ave - rezoning recommendations

Kady,

I am unable to attend tomorrow's Planning Commission meeting to voice my opinion. As a property owner at 1902 Carroll Ave, I appreciate your thoughtful review and revisions to the West Marshall Ave rezoning plan you presented a few weeks ago at St. Thomas — the plan amended by UPDC's minor requested revisions.

I am perplexed hearing complaints that the rezoning plan is not promoting sufficient density. Were I to be at tomorrow's meeting, I would ask:

- a) What is the deficiency in the proposed rezoning plan with respect to increasing availability of housing and apartment stocks? ; and
- b) Now that the Ford redevelopment project has a lead investor, how much of St. Paul's proposed growth is to be addressed by that new development over the next 10 years?

Indeed, the wisdom of the rezoning plan you presented at St. Thomas recently is that maximum density growth is specifically recommended at key crossroads along West Marshall Ave that are well served by public transportation. Indeed, focusing growth at those key junctures is essential to allow the City of St. Paul to adjust traffic controls to the increasing competition between public and private transportation in those gateways.

Whereas market-driven swath style density developments anywhere along Marshall Ave have the strong possibility of upsetting traffic flows for all who use that increasingly important commuter route — forcing the City of St. Paul to invest in an end-to-end re-work of Marshall Ave to accommodate increasingly blocked traffic flows.

In summary : In the same way that one little Starbucks disrupted morning commuter traffic at Marshall and Snelling, higher density proponents who eschew “smart density growth” in your proposed zoning plan are running the risk of creating a massive gridlock on Marshall Ave. I support your proposed plan (amended by UPDC's minor requested revisions) as a manageable path to focus private investors to specific intersections along Marshall Ave — a rezoning strategy allowing the City of St. Paul and MetroTransit to sensibly adjust traffic flows around increased commuting density spikes at key intersections. Whereas, unfocused private investment development of large 5 story structures along the whole of West Marshall Ave — to meet open-ended and unclear “higher density goals” for West Marshall Ave — is a guaranteed recipe for excessive gridlock and general upset on all neighborhoods adjacent to Marshall Ave.

Yours truly,

A. Chase Turner
1902 Carroll Ave
St. Paul MN 55104

Dadlez, Kady (CI-StPaul)

From: Kitty Classen <kittyrclassen@gmail.com>
Sent: Thursday, June 28, 2018 11:13 PM
To: Dadlez, Kady (CI-StPaul); Elizabeth C Reveal
Subject: Marshall Ave.

Kady Dadlez,

I am a Saint Paul resident, residing at 873 Oxford St. N. I have come to love the Merriam Park neighborhood and wish to see it preserved. I am writing in support of the zoning plan proposed for Marshall avenue with the few changes proposed and recommended to the planning commission by the Merriam Park / Union park board after a lot of community and resident input.

Sincerely,

Heather Classen
Magus Books & Herbs
Marketing/Design
p: (651)233-9948

Dadlez, Kady (CI-StPaul)

From: kevin <kevin@adelgrendesign.com>
Sent: Thursday, June 28, 2018 11:43 PM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Subject: Marshall Avenue zoning

Ms Dadlez and Ms Reveal:

My wife and I moved to Merriam Park in 1993 and are now raising our family here. We were immediately attracted to this diverse neighborhood of single-family homes, duplexes, and apartments. For me, this neighborhood is a desirable residential gateway and buffer zone between Minneapolis' East Lake Street, and the Snelling/Midway area.

It's crucial that our neighborhood strikes a density balance that is both sustainable and welcoming for all (a range of affordability and housing options), without implementing broad swath zoning over several blocks.

High rise apartments have no place on West Marshall Avenue as it is a 2-lane Residential Corridor, not a 4-lane Mixed-Use Corridor like Snelling Avenue. Placing high-density housing along larger key transportation corridors like Snelling Avenue makes sense. Easy access to light rail and high-speed bus lines such as the A Line along Snelling Avenue is ideal for the role that it serves.

Building heights that stay in proportion and scale with the existing homes along Marshall Avenue is key to keeping this lovely residential area intact. Marshall Avenue's characteristic look and feel as the residential corridor helps to define and enrich the livability of the neighborhood that I love to live in. I want it to remain so.

Thank you for your thoughtful review of west Marshall Avenue's land uses and zoning. I support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions.

Sincerely,

Kevin Adelgren

1959 Laurel Avenue

St Paul, MN 55104

Dadlez, Kady (CI-StPaul)

From: ROB <wheelerrob@msn.com>
Sent: Friday, June 29, 2018 6:38 AM
To: Dadlez, Kady (CI-StPaul)
Subject: Marshall Avenue Zoning

Dear Kady,

We support the City's May 18, 2018, new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions.

Thank you for your hard work on this zoning project.

Julie Bolt and Robert Wheeler
315 Moore Street
St Paul 55104

St. Paul City Planning Commission Public Hearing June 29, 2018

My name is Charlotte Berres, and I live in Merriam Park at 1919 Iglehart Avenue.

Thank you so much for taking the time to listen to us.

During the 1960's, I watched as a teenager while at least 20 homes came down on Marshall and across from me on Iglehart in hopes of new apartment buildings to house empty nesters. My heart broke. I was told it was okay as the houses were only 50 to 80 years old and the new apartments would be a great improvement. I still reflect with sadness at the loss of those beautiful Victorian homes.

I think today of the potential loss of more lovely homes on Marshall Avenue in view of this new Zoning Plan. Looking at the plan, know that I greatly appreciate the effort to recognize and save those 14 homes and other Marshall Avenue structures that are already on the HPC's Merriam Park Historic Resource Inventory. But there are several more. For the most part, Kady Dadlez's rezoning plan attempts to recognize and protect these important community assets.

When Councilmember Russ Stark sponsored the West Marshall Avenue Zoning Study, he indicated that this effort was important, at least in part, because of the risk to historic homes and structures along west Marshall Avenue. They deserved a closer look before even more were torn down. As stated in the West Marshall Avenue Zoning Study Resolution passed by the City Council in October 2017: ^{said} "The area of Marshall Avenue between Mississippi River Boulevard on the West and Hamline Avenue on the East is presently experiencing increasing redevelopment interest. While redevelopment interest is welcome, redevelopment that is not consistent with the goals and requirements of the City's Comprehensive Plan would not be in the best interests of the City generally and this area of Marshall Avenue specifically."¹⁷

And I appreciate all the efforts that Kady ~~was~~ made to meet with the neighborhood affected by this new zoning. This effort brings me back to the Union Park Community Plan from 2016, which covers the ~~topics of Land Use, Housing and Historic Preservation~~. ^{said} To quote the Union Park Community Plan, I ask that ~~we make sure that~~ the new Marshall Avenue rezoning plan "preserves the well-kept, traditional feel of the neighborhood" (LU2). "That the buildings that exist will be preserved (and/or rehabilitated) to preserve the historic character of residential and commercial districts." LU2.

~~Under Housing H2 says to~~ "Preserve and improve the character and maintenance of Union Park's neighborhoods for the next 10 years and beyond" by encouraging "rehabilitation of existing housing stock." H2.2 Please let us follow this guidance.

And following the provisions under Historic Preservation, I greatly appreciate that the city has asked the Heritage Preservation Commission ^{said} to study the District's historic resources especially in the Merriam Park Platte including Marshall Avenue. We can promote ongoing preservation without limiting Marshall Avenue's capacity for more housing density where it makes sense. It just requires a reasonable, smart balance.

Thus, looking at all the City's rezoning provisions for more density with many new potential apartments on Marshall – from Snelling Avenue to Hamline and from Cretin to the River and, as well, - and there are new high-density projects planned on Snelling Avenue at St. Clair, Selby, and ^{south} north of I94 across from the new Soccer Stadium, I ask that Marshall Avenue between Fry and Cretin Avenue be maintained as the Residential Corridor it is under the City's Comprehensive Plan, with one commercial node at Cleveland

Dadlez, Kady (CI-StPaul)

From: Nelson, Dean <Dean.M.Nelson@pjc.com>
Sent: Friday, June 29, 2018 12:20 PM
To: Dadlez, Kady (CI-StPaul); ecr@trios-llc.com
Cc: Gage, Amy L.; Brandon Long; Eric Molho; Dan Taylor
Subject: West Marshall Avenue Zoning Study - Follow-up
Attachments: West Marshall Avenue - Dean Nelson Comments to Planning Commission - 6-28-2018.docx

Dear Chair Reveal, Planning Commission members, and Kady,
Once again, thank you very much for listening today to several concerned citizens' and the Union Park District Council's comments in support of the City's May 18, 2018, West Marshall Avenue rezoning plan, as amended with considerable community feedback collected by Union Park. We greatly appreciate the opportunity to be heard.

I meant to leave a copy of my "script" with you, as it provides a bit more detail about UPDC's maps. It is attached for your reference. Please do not hesitate to contact any of us at UPDC (Dan Taylor, Amy Gage, Brandon Long, Eric Molho, or me), if you have any questions.

Best regards,
Dean

Dean M. Nelson

Co-chair, Union Park District Council Committee on Land Use and Economic
Development
2000 Marshall Avenue
St. Paul, MN 55104
e-mail: dean.m.nelson@pjc.com
mobile: 612-804-1989
office: 612-303-5530

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Good morning Chair Reveal and Members of the Planning Commission

My name is Dean Nelson and I live at 2000 Marshall Avenue.

- I am Co-chair of the Union Park District Council Land Use Committee.
- Thank you for giving full consideration to Union Park's recommended minor revisions to Kady Dadlez's rezoning recommendations, which I will cover on the maps in a moment.

When evaluating all community input Union Park collected, we worked hard to align our recommendations with the goals Kady states in her report:

- (1) Maintain Marshall as an appropriate place for a range of housing options including apartments, with the intent to accommodate some higher density, yet preserve the neighborhood character AND
- (2) Adopt traditional neighborhood "T" zoning along the avenue including at some commercial intersections and in the industrial area east of Snelling, so future development takes on a more traditional urban form and allows for a mix of uses.
- (3) At risk of repeating information you already know, here is a bit of context:
 - a. Unlike Snelling Avenue, which is a high-density Mixed-Use Corridor under the City's 2030 Comp Plan, west Marshall is a medium-density Residential Corridor west of Snelling, but east of Snelling, Marshall becomes a Mixed-use Corridor.
 - b. Existing WMA land uses: 81% residential (56% single family, 12% 2- to 3-family, and 13% multi-family rental), with 19% for businesses, industrial, and other uses.
 - c. West Marshall Avenue already has a deceptively huge amount of housing density:
 - i. Many former single-family homes already converted to student housing, multi-family rentals, sober housing, and other great adaptive uses.
 1. These conversions are much more environmentally friendly than tearing down existing and using resources to build something new.
 2. Adaption/modification likely produces affordable housing (NOAH).
 - ii. Older existing apartment buildings built in the 1920s and 1960s typically have much higher dwelling unit density per lot area than is permitted by today's residential zoning codes. And generally less off-street parking.

Now, on to the MAPS – Union Park took 100s of community comments and requests and distilled them to recommend only 6 revisions to Kady's May 18, 2018, proposed rezoning:

Map 1: Cleveland to Cretin should **temporarily** remain single-family zoning and not RT1 until the City's Student Housing Overlay District can be amended to prevent automatic conversion to registered student duplexes.

- Need the advice of City staff on how this temporary zoning measure could be achieved.
- Acknowledge the draft 2040 Comp Plan – Union Park supports the full new Neighborhood Node that Kady recommends at Cleveland/Marshall, created with Traditional Neighborhood zoning.

To: the Saint Paul Planning Commission
Re: West Marshall Zoning Study and UPDC recommendations.

June 29, 2018

The other night the Union Park District Council Board considered and endorsed the results of the Marshall Avenue Zoning Study. While I'm enthusiastic about much of the results, and the process, I was the dissenting vote.

I really do like this method of zoning that proposes a quilt-work of zoning, such that we are responsive to locally evolving conditions and intersections. The work of the committee has been commendable, exhaustive, and thoughtful.

Through the process, we heard predominantly from homeowners on Marshall, Iglehart, and Dayton. I recall one renter coming to voice opposition, few landlords if any, and no students. I can only presume their response, and think the recommendations would be more opposed with a wider sampling of our geographic and demographic neighborhood in Union Park.

Saint Paul plans to grow. This is policy, this is our goal as a city. We need functional opportunities for adding density and population. I am concerned that the plan (whether intentionally or not) move to reduce the potential likelihood of development in our neighborhood.

Yes, some portions of this study did get denser. I'm excited for those portions. The densest portions are between Snelling and Hamline against the railroad tracks. Where most of the current demand for development is generated by the proximity of Saint Thomas, this is not entirely responsive. Here where demand is highest, we have the most resistance to change.

T2 Zoning between Cleveland and Wilder is most welcome at under utilized and poorly developed parcels. But T1 zoning increases between Wilder and Wheeler happen precisely where development is all but impossible. At Prior, 3 of 4 corners are already maxed out. The fourth corner is St. Mark's gym. At Fairview there are T1 increases that encompass a large church, the public library, the Deaf Club (historic register building) and a large apartment building. The Southeast corner holds the most promise for development, but, still that is a duplex, triplex and 2 other registered student rental houses. All of these properties demand a real-estate premium that T1 zoning doesn't provide a significant reward.

One way in which we are describing the 80-100 year old structures is as 'naturally occurring affordable housing'. This is true in the rest of the city, and true in scattered cases in Merriam Park. Demand from student pressures commonly inflates the prices here. And maybe naturally occurring affordable housing would be adequate if the population and demand was flat, but we aren't adding new housing into that cycle to keep up. This zoning change artificially suppresses new housing. We haven't been adding enough housing in the past with the current zoning, and now that the zoning & economy are finally viable to create it, the recommendations reconsider planned density that's been our aspiration for 40 years.

The UPDC changes would seek to prevent the R4 between Cretin and Cleveland from becoming duplexes based on the density of student housing already affecting the neighborhood here. Given a 50' minimum for duplexes, the change affects 2 units that are currently registered student rental housing that can become duplexes. Two. Besides, isn't this the naturally occurring affordable housing that our existing housing stock gives us?

I fear that the cry here is not so much one for more affordable housing, but it's to prevent change. Prevent more parking, prevent more traffic, and maintain the current structures

June 29, 2018

Kady Dadlez
Department of Planning and Economic Development
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102

Re: West Marshall Avenue Zoning Study

Dear Ms. Dadlez & Members of the Planning Commission,

I endorse the Union Park District Council's modestly revised version of the City's preliminary rezoning plan for West Marshall Avenue (released for public comment on May 18, 2018).

First, I would like to thank you for your work in crafting a fine-scale zoning proposal, and for working with stakeholders in the process. I think the general level of community endorsement, including by the District Council, indicates that you have listened well to and accommodated potential concerns (and so I trust that you will include the minor revisions newly offered by the District Council, as reflecting a consensus-development process).

My own perspective is shaped by the St. Paul Comprehensive City Plan, which the City Council identified as the policy benchmark for this study. West Marshall Avenue is divided into two markedly different sections, a Residential Corridor (from the River to Snelling Avenue), and a Mixed Use Corridor (from Snelling to Hamline Avenue). The proposed plan (with the minor revisions) reflects this dual character very well.

First, the Residential Corridor provides a mix of housing types, as envisioned by the 2016 Union Park District Council Community Plan. It carefully and selectively safeguards historic "single-family" homes by zoning them as RT1 or RT2, promoting "Naturally Occurring Affordable Housing" through conversion to duplexes. Most important, *building heights are limited to 3 stories*, reflecting the scale and character of the neighborhood (thus, the importance of zoning 1973-77 Marshall as RM1, not RM2—for consistency).

The preliminary plan also includes many opportunities for growth. *Nearly every property will be zoned to higher density than current land use* (see attached "before-and-after" map of the critical moratorium segment). There are new opportunities for growth at major intersections (characterized by stoplights and roads that cross the highway to the north). However, because this is a Residential Corridor, these "nodes" ought not to be overstated (the rationale behind limiting the RM1 transition zone from Pierce to Fry *only*, and limiting the T-zone at Cleveland—*not* to extend east of Wilder). For a similar reason, any massive and tall T3 or RM2 zone is not appropriate in a Residential Corridor at all.

Dadlez, Kady (CI-StPaul)

From: Winston Kaehler <winkaehler@gmail.com>
Sent: Monday, July 02, 2018 2:37 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Re: West Marshall Avenue zoning

If it is still possible to add to the public record regarding the West Marshall Avenue rezoning proposal, I would like to add the following:

It is not the function of City government to make development proposals viable, financially or otherwise, by offering variances and permits that contradict City ordinances or the general public good.

Thank you.
Winston Kaehler
1712 Palace Avenue
St. Paul, MN 55105
651-699-4183
winkaehler@gmail.com

On Thu, Jun 28, 2018 at 3:08 PM, Dadlez, Kady (CI-StPaul) <Kady.Dadlez@ci.stpaul.mn.us> wrote:

Thanks. This is sufficient. I will add your address to the email.



Kady Dadlez
Senior City Planner
Planning and Economic Development
25 West Fourth Street
Saint Paul, MN 55102

P: 651-266-6619

The Most Livable
City in America F: 651-266-6549

kady.dadlez@ci.stpaul.mn.us



Making Saint Paul the Most Livable City in America

From: Winston Kaehler [mailto:winkaehler@gmail.com]
Sent: Thursday, June 28, 2018 2:54 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Re: West Marshall Avenue zoning

My address is 1712 Palace Avenue, St. Paul, MN 55105.

Please let me know if this notice is sufficient. I do not know how to make an addition to an existing email. Thank you.

On Thu, Jun 28, 2018 at 12:18 PM, Dadlez, Kady (CI-StPaul) <Kady.Dadlez@ci.stpaul.mn.us> wrote:

Dear Mr. Kaehler-

I just realized your email did not include your address. If you would like your comments to be part of the public record they need to include your address.

Thanks.

-Kady



Kady Dadlez

Senior City Planner

Planning and Economic Development

25 West Fourth Street

Saint Paul, MN 55102

P: 651-266-6619

The Most Livable
City in America

F: 651-266-6549

kady.dadlez@ci.stpaul.mn.us



Making Saint Paul the Most Livable City in America

From: Winston Kaehler [<mailto:winkaehler@gmail.com>]
Sent: Wednesday, June 27, 2018 5:58 PM
To: Dadlez, Kady (CI-StPaul)
Subject: West Marshall Avenue zoning

This is written to support the City's recommendations (May 18, 2018) for rezoning along West Marshall Avenue. In recent years the revitalization, or renaissance of sorts, in that part of St. Paul has been for the most part internally generated, by area residents and business owners. There is now strong pressure to capitalize on their success by others motivated by short-term profits or political ambitions. Often these motives are cloaked in the cliches of affordable housing and increased density. The Planning Commission and other City officials and staff should do their best to encourage smart growth and investment that will genuinely enhance the amenities of certain areas, especially those that will result in longterm benefits for citizens and the City as a

Butler, Sonja (CI-StPaul)

From: Scott Shaffer <scottshaffer@gmail.com>
Sent: Monday, July 02, 2018 4:29 PM
To: Butler, Sonja (CI-StPaul)
Subject: Marshall Ave downzoning

Hi Sonja,

I'm writing to express my opposition to the Marshall Ave downzoning to the St. Paul Planning Commission.

I live in Minneapolis right now, but I visit St. Paul frequently, my wife takes the 53 bus every day into downtown St. Paul for work, and for five years we used to live in the Merriam Park neighborhood as renters.

- This downzoning will limit the feasibility of transit through St. Paul that my wife and I rely on.
- This downzoning will prevent new housing that would be attractive and affordable to us.
- This downzoning will prevent new housing for students in the area, who already face a shortage of rental housing.
- This downzoning will push some would-be residents to the suburbs, increasing auto-dependence and carbon emissions.

Best,

Scott Shaffer
Minneapolis