

Letters, Emails and a Petition

“IN SUPPORT”

Of the requested variances

FILE
110 067184

February 7, 2017

Board of Zoning Appeals
Department of Safety and Inspections
375 Jackson St. Suite 220
Saint Paul, MN 55101

Dear Sean Westenhofer,

Please accept the attached letter and list of names to forward to the members of the Board of Zoning Appeals. This letter was written back in September when we thought that the BZA hearing for the two variances for 1023 Osceola Ave (Linwood Monroe Arts Plus) would be held in early September. Since we didn't have a lot of time to pull together a list of signers, we gathered many names through electronic communications. When the BZA hearing was postponed, we then gathered signatures at school events from members of the school community. The first set of names on the letter are the ones collected virtually, and then we have scans of the signatures on paper.

Thank you,
Marianne Milligan
LMAP Parent
1420 Fairmount Ave

cc: City Council, SPPS Board of Directors and SPPS Interim Superintendent

Sept. 2, 2016

Board of Zoning Appeals
Department of Safety and Inspections
375 Jackson St. Suite 220
Saint Paul, MN 55101

Dear Board of Zoning Appeals,

We write this letter to strongly encourage the Board of Zoning Appeals (BZA) to approve the two variances (1023 Osceola) in order to construct an addition onto Linwood Elementary School building (one of the two campuses of the Linwood Monroe Arts Plus school). As you know, this project is one among many in SPPS's new district-wide Facilities Master Plan (FMP), which includes similar expansions at other schools, such as Horace Mann, Adams, and Highland. We are glad that SPPS is investing in our public schools and the parents and teachers at Linwood Monroe Arts Plus (LMAP) overwhelmingly support the planned expansion for the lower campus, as do many neighbors. The St. Paul Public School's (SPPS) latest plan for the Linwood campus (Aug. 8) strikes an excellent balance between the school's needs and the priorities of its neighbors.

Without these two variances, LMAP students and teachers will lose important improvements including:

1. Classrooms at both buildings large enough to meet Minnesota Department of education (MDE) guidelines (currently all of the classrooms are undersized).
2. Handicap accessible facilities.
3. Breakout rooms and rooms for small group instruction. LMAP provides programs in Language Academy, English Learning, Specific Learning Disabilities, Developmental and Cognitive Disabilities Mild/Moderate & Severe/Profound with all of its related services, AVID, Early Childhood Family Education, Early Childhood Special Education, Extended Day Learning, Flipside and athletics. Many students have IEPs that require individual and/or small group instruction. Such instruction often happens in hallways now.
4. A new cafeteria at the Linwood campus that will allow the old space to function only as a gym/auditorium. Without the new cafeteria, children will continue to have no place to move their bodies during indoor recess.
5. Having children pre-K through 4th grade in one building. Research shows significant value in maintaining a consistent environment for students from pre-K to grade 4, and many LMAP families find that their 4th graders experience difficulties adjusting simultaneously to an unfamiliar new building and higher academic demands.
6. Updated building mechanicals. For example, teachers will lose sinks in their classrooms – important when you feed breakfast to small children – and more generations of kindergarteners will have to wear winter coats in their rooms.
7. An improved layout for the outdoor play areas, including room for a U8 soccer field.

Because this expansion will provide all of these improvements, we believe it is worth the cost of

losing a little extra outdoor play space, especially since the new play spaces will have better equipment and can be thoughtfully reconfigured. As for the addition's height, on a block shared with four large multiunit buildings, including two close to the same height as LMAP, it seems entirely reasonable to build a three-story addition on the existing three-story school.

The loss of these improvements would be especially significant for this school given LMAP's diverse student body: 67% are students of color, 67% receive food subsidies, and 38% speak a second language. For decades, our country has grappled with the "achievement gap," which refers to the persistent disparity of educational measures between low-income/minority students and middle-income/non-minority students. Approval of these variances are an important first step in addressing the achievement gap and providing a high-quality education for the students of Linwood Monroe Arts Plus.

cc: City Council, SPPS Board of Directors and SPPS Interim Superintendent

Respectfully signed,

1. Anderson, Marie, West 7th, Ward 2, LMAP parent
2. Audette, Chris, Highland Park, Ward 3, LMAP parent
3. Audette, Johanna "Goodie", Highland Park, Ward 3, LMAP parent
4. Betten, Sue, LMAP staff
5. Beveridge, Andrew, Mac-Groveland, Ward 3, SPPS parent
6. Blanchard, Jennifer, Summit-Hill, Ward 2, LMAP parent
7. Blanchard, Scott, Summit-Hill, Ward 2, LMAP parent
8. Blumer-LaMotte, Ann, West Side, Ward 2, LMAP parent
9. Boyer, Craig, Mac-Groveland, Ward 3, LMAP parent
10. Boyer, Liz, Mac-Groveland, Ward 3, LMAP parent
11. Breimhorst, Dane, West 7th, Ward 2,
12. Breimhorst, Zoe, West 7th, Ward 2,
13. Brisben, Amy, Mac-Groveland, Ward 3, LMAP parent
14. Carr, Brigitte, Lexington-Hamline, Ward 1, LMAP parent
15. Christensen-Schoeller, Kate, Union Park, Ward 2, SPPS parent
16. Clark, Jason, LMAP staff
17. Cline, Vince, Summit Hill, Ward 2, Neighbor
18. Crawford, Jim, West Side, Ward 2, LMAP grandparent
19. Crawford, Sarah, Summit Hill, Ward 2, LMAP parent
20. Cylkowski, Tom, Cathedral Hill, Ward 2, LMAP parent
21. Davis, Sydney, LMAP parent
22. Deloia, Aillie, Battle Creek, Ward 7, LMAP parent
23. Deloia, Christian, Battle Creek, Ward 7, LMAP parent
24. Diaz, Katie, West Side, Ward 2, LMAP parent
25. Diaz, Tyler, West Side, Ward 2, LMAP parent
26. Enders, Jake, Union Park, Ward 4, LMAP parent
27. Enders, Laura, Union Park, Ward 4, LMAP parent
28. Essert, Emily, Dayton's Bluff, Ward 7,
29. Ethen, Michael, Dayton's Bluff, Ward 7,

30. Faughender, Paula, West 7th, Ward 2, LMAP grandparent
31. Forstner, Jessica, Ward 2, LMAP staff
32. Freeman, Chris Ward 4, LMAP parent
33. Freeman, Chris, Como Park, Ward 4, LMAP parent
34. Gillen-O'Neel, Cari, Summit University, Ward 2,
35. Gillen-O'Neel, Chuck, Summit University, Ward 2,
36. Groves, Sara, West 7th, Ward 2, LMAP parent
37. Groves, Troy, West 7th, Ward 2, LMAP parent
38. Guider, Dan, Mac-Groveland, Ward 3, LMAP parent
39. Guider, Rebekkah, Mac-Groveland, Ward 3, LMAP parent
40. Hammond, Grant, Union Park, Ward 4, LMAP alum
41. Handler, Eric, Mac-Groveland, Ward 3,
42. Hansen, Ben, Como Park, Ward 5, LMAP parent
43. Hansen, Jen, Como Park, Ward 5, LMAP parent
44. Heyman, Lisa, Mac-Groveland, Ward 3, SPPS parent
45. Hobbie, Ann, Lex-Ham, Ward 1, SPPS parent
46. Jacobson, Jeanne, Summit Hill, Ward 2, LMAP grandparent
47. Jacobson, Mark, Summit Hill, Ward 2, LMAP grandparent
48. Janisch Lake, Ruth Ward 2, LMAP parent
49. Johnson, Bryan, West 7th, Ward 2, LMAP parent
50. Johnson, Jason, Highland Park, Ward 3, LMAP parent
51. Johnson, Jill, Highland Park, Ward 3, LMAP parent
52. Johnson, Kristin, West 7th, Ward 2, LMAP parent
53. Kachelmeier, Linda, Union Park, Ward 4,
54. Kelly, Norah, North End, Ward 5,
55. Kendle, Julie, LMAP parent
56. Kendle, Ken, LMAP parent
57. Klingbeil, Jeff, West 7th, Ward 2, LMAP parent
58. Klingbeil, Linda, West 7th, Ward 2, LMAP grandparent
59. Kolb, Jeremy, Union Park, Ward 4,
60. Kroetsch, Eric, Union Park, Ward 4, LMAP parent
61. LaMotte, Chris, West Side, Ward 2, LMAP parent
62. Lea Fields, Sharon, West Side, Ward 2, LMAP parent
63. Lee, Kathy, Ward 1, Former LMAP parent
64. Lokken, Andy, West 7th, Ward 2, LMAP parent
65. Lokken, Megan, West 7th, Ward 2, LMAP parent
66. Mackson, Brandy, Mac-Groveland, Ward 3, LMAP parent
67. Mackson, Jame, Mac-Groveland, Ward 3, LMAP parent
68. Marthaler, Annette, Mac-Groveland, Ward 3, LMAP parent
69. Martinez-Freeman, Aida, Como Park, Ward 4, LMAP parent
70. Mason, Jennifer, West 7th, Ward 2, LMAP parent
71. Mauricio, Juan, West 7th, Ward 2, LMAP parent
72. McBounds, Zo, West Saint Paul LMAP parent
73. McCabe, Andy, Summit Hill, Ward 2, neighbor
74. McCabe, Gina, Summit Hill, Ward 2, neighbor
75. McIntyre-Lee, Kerry, Mac-Groveland, Ward 3, SPPS parent

76. Melrose, Donna, LMAP staff
77. Milazzo, Sarah, Ward 2 , LMAP parent
78. Miller, Cathy, West 7th, Ward 2,
79. Milligan, Marianne, Mac-Groveland, Ward 3, LMAP parent
80. Modelli, Rubens, West 7th, Ward 2, LMAP parent
81. Moeller, Amy, Summit-University, Ward 1, LMAP parent
82. Moeller, Mark, Summit-University, Ward 1, LMAP parent
83. Morell, Sean, West 7th, Ward 2,
84. Oulman, Jarret, West 7th, Ward 2, LMAP parent
85. Partenhaimer, Kirsten, West 7th, Ward 2, LMAP parent
86. Paulsrud, Deb, St. Anthony Park, Ward 4, LMAP parent
87. Perkins, Carol, West Side, Ward 2,
88. Pierce, Eleta, West Side, Ward 2, LMAP parent
89. Raich, Jeffrey, Summit-Hill, Ward 2, LMAP parent
90. Reed, Nate, West 7th, Ward 2, LMAP parent
91. Reid, Curtis, Highland Park, Ward 3, LMAP parent
92. Reid, Stacey, Highland Park, Ward 3, LMAP parent
93. Rome, Jennifer, Union Park, Ward 1, LMAP parent
94. Roy, Andrew, Mac-Groveland, Ward 3, SPPS ECFE parent
95. Scharlatt, Andrea , LMAP parent
96. Schneck, Karina, West-Side, Ward 2, LMAP parent
97. Schroeder, Lisa, West 7th, Ward 2, LMAP parent
98. Sikora, Brent, Mac-Groveland, Ward 3, LMAP parent
99. Singer, Brian, West 7th, Ward 2, LMAP parent
100. Smith, J. Mitchell, Mac-Groveland, Ward 3, LMAP parent
101. Stocco, Sarah, Mac-Groveland, Ward 3, SPPS ECFE parent
102. Stoffel, Michael, Union Park , Ward 4,
103. Stookey, H., Cathedral Hill, Ward 2, LMAP parent
104. Stupic, Karen, West 7th, Ward 2, LMAP parents
105. Szondy, Mary, Mac-Groveland, Ward 3, LMAP parent
106. Taulelle, Karen, Mac-Grove, Ward 3, LMAP staff
107. Thurn, Jennifer Ward 2,
108. Tilander, Josh, Highland Park, Ward 3, LMAP parent
109. Tilander, Kei, Highland Park, Ward 3, LMAP parent
110. Turino, Craig, Summit-University, Ward 1, LMAP parent
111. Turino, Sarah, Summit-University, Ward 1, LMAP parent
112. Van Note, Madeleine, Union Park, Ward 4, LMAP alum
113. Waldo, Amber, Mac-Groveland, Ward 3, SPPS parent
114. Waldron, Rhonie, West 7th, Ward 2, LMAP parent
115. Weicht, Lisa, West 7th, Ward 2, LMAP parent
116. Weispfening, Eric, West 7th, Ward 2, LMAP grandparent
117. Wells, Chris, Mac-Groveland, Ward 3, LMAP parent
118. Wengler, Christine, West 7th, Ward 2, LMAP parent
119. Wickiser, Denise, Ward 2, LMAP parent
120. Willemsen, Laura, Summit Hill, Ward 2, LMAP parent
121. Willemsen, Ryan, Summit Hill, Ward 2, LMAP parent

122. Wilson, Zach, Union Park, Ward 1, LMAP parent
123. Wren, Mike, West Side, Ward 2,
124. Wren, Sarah, West Side, Ward 2,
125. Wrenshall, Karyn, Summit Hill, Ward 2, Retired LMAP teacher
126. Yost, Lisa, Summit-Hill, Ward 2, Neighbor

[See attached scans of 300 additional signatures gathered on paper.]

SIGN The Group letter

Print Name clearly	Neighborhood city ward	Parent?
Pawko	ward 1	Yes
Ma Ge	ward 1	Yes
Ma Nay yee	ward 1	Yes
Paw Kue wab	ward 1	Yes
Dweh cha	ward 1	Yes
yeah HTO	ward 1	Yes
OMAR TOLUN	ward 2	yes
Aynalem Bedene	ward 2	Yes
Bethame Gebredassie	"	"
Seber Rabi	"	"
Meseret mozes	"	"
Berhanu edea	ward 2	"
Tigist wolde	"	"
Erchato Abide	"	"
Shame	"	"
Modad	"	"
Adhanet. Tekemichaw	ward 2	"
Senait. Tekemichaw	"	"
Kiwot. Emnetu	"	"
Almaz Woldemargene	ward 2	"
Wendie Be Yimam	ward 1	"

SIGN THE GROUP LETTER

Name (Please Print Clearly) Provide email if you want to be contacted in the future	Neighborhood/ City Ward	LMAP Parent/ Staff
Laura Schauben	mac-groveland	Parent
Dionne Reinhart	West 7th	parent
Marcelina Peña	280 Wilfrid	Parent
Kathleen Rivas	ohio st w apt #5	Parent
Stacey Reid	Ward 1	Parent
Melissa Arch	West 7th	Parent
Atom Robinson	Thomas/Dale	LMAP Parent
CARA WESTON	W1, Frog town	LMAP Parent
Cristina Nørvee	W2	LMAP PARENT
Nacmi Nørvee	ward 2	LMAP PARENT
Emily Trudeau	ward 2	
Alyssa West	Ward 4	Aunt
Scott Johansen	ward 1	parent
Sean Whelan	Ward 3	Parent
Abdi Rezak Mohamed	Ward 2	parent
Dahab & Gurey Abdi wayell Ward	Ward 2	parent
Deirdre McKiernan	Ward 1	Parent
Toni Tieden	Ward 1	Parent
Melissa Floyd	Ward 3	Parent
Zach Floyd	Ward 3	Staff/Parent
Ardo	Ward 2	Parent
Fadumo & Mohamed Hassan	ward 1	parent
mohamed Gaal adam	Ward 2	Parent
JiRana adon	ward 1	Parent
samsam. Hassam	Ward 1	parent.
Jenn Ken	Ward 2	Grandparent
Kelly & Andrew Nelson	Ward 2	parent
Tammy Peterson		ECFE @ minnow
Kristin Johnson	Ward 2	Parent

Escuela Linwood Monroe Art Plus 9/2016

Por favor firme para dar su apoyo para que reconstruian la escuela para ofrecer mejores servicios a todos nuestros estudiantes.

- Jacinto Ueffa
- [Signature]
- Alejandra Andrade Herrera
- ELVIRALINA GARCIA - MARRUFO
- Marcelina Peña Basilio
- Berenice Paula Ibarra [Signature]
- Lourdes Lizbeth Valerdi Paula - [Signature]
- Andrea J. Valerdi-Paula [Signature]
- Beatriz Díaz Ceballos Juárez
- Ismael Aguirra Martínez
- Doncel Rojas Navo
- [Signature]
- [Signature]
- Gerardo Navezaez
- Elda Contreras
- Israel Gonzalez
- maria aguirre [Signature]



Latino families
Signatures in Support
for the project at
Linwood.

Maria

LMAP ADVOCACY ALERT!

ADD YOUR NAME TO THIS LETTER TO THE BOARD OF ZONING APPEALS (BZA)

[We are gathering names to add to this letter to the BZA. If you'd like to have your name added, please contact Marianne Milligan: mimilligan@gmail.com. In addition to names, we're trying to include everyone's neighborhood or city ward and whether they work at LMAP, have children/grandchildren who attend LMAP, or have children/grandchildren in SPPS.]

Sign	Print name clearly	Neighborhood/ward	Relationship to school (e.g. LMAP paren)	Email if you want more info	PTA listserve?
	Kelly Mitchell	Ward 2	Parent		
	Dea Mitchell	Ward 2	Parent		

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Sign	Print name clearly	Neighborhood/ward	Relationship to school (e.g. LMAP parent)	Email if you want more info	PTA listserve?
<i>Christina Humph</i>	Kirsten K. Meyer	Brewery	Parent Monroe		
<i>Carolyn R. Carlson</i>	Carolyn R. Carlson	Eastside	Parent Linwood & Niagara		
<i>Robert Brown</i>	Robert Brown	St. Paul Corner	Therapist		
<i>Shawn Costello</i>	Shawn Costello	West END	Parent		
<i>Christopher Reed Winkelmann</i>	Christopher Reed Winkelmann	Lex Ham	Parent		
<i>Janet Fuentes Ramirez</i>	Janet Fuentes Ramirez	Eastside	mom	T	
<i>Sean T. Conway</i>	Sean T. Conway	Eastside	Parent	Kavanaugh	Y
<i>Brent Stora</i>	Brent Stora	Westside	Parent		Y
<i>Gonnie Assie</i>	Gonnie Assie	Highland	Parent		
<i>SUNIL BAWA</i>	SUNIL BAWA	Highland	Parent		Y

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Sign	Print name clearly	Neighborhood/ward	Relationship to school (e.g. LMAP paren)	Email if you want more info	PTA listserve?
	SP				
	DOL ADER	WARD 1	PARENT		
	BARLIN DMAR	WARD 1	PARENT		
	FADJUM OMOHAMED	WARD 1	PARENT		
	ERIC SMITH	WARD 2	PARENT		
	Ed Steinhauer	2	parent		
	Ken Venkll Wendle	3	parent		

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Sign	Print name clearly	Neighborhood/ward	Relationship to school (e.g. LMAP parent)	Email if you want more info	PTA listserve?
	Selamawit merShas	7th Street	Parent	XXXXXXXXXXXXXXXXXXXX Gmail.com	
	Rebekah Lembebo	5th Street	parent	XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX	
	PROGETA yonscho	5th	mom	11	
	Ayele Matta	4th	dad		
	Bogalech Feleke	8th	mom		
	Erychabo Gaborra	7th Street	dad		
	TGIST woldie	7th Street	mom		
	SUKASKE DEBITA	7th Street	mom		
	MESSIN AKALU	-	dad	XXXXXXXXXXXXXXXXXXXX .com	

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Sign	Print name clearly	Neighborhood/ward	Relationship to school (e.g. LMAP parent?)	Email if you want more info	PTA listserve?
	Abreilia Helle	3	SR		
	Himan Beraki	3	Parent		
	Sengamesh Mergene	3	Parent		
	Senoum Tibletse	3	Parent		
	KASSGA and Tiblets	2	Parent	XXXXXXXXXXXXXXXXXXXX	
	HIRUT WASSIE	3	Parent		
	ETHAN ABULT	7	PARENT		
	Melanie Liska	3	Parent	XXXXXXXXXXXXXXXXXXXX	
	Amira Voz	1	Parent		

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Sign	Print name clearly	Neighborhood/ward	Relationship to school (e.g. LMAP paren)	Email if you want more info	PTA listserve?
<i>M. Klandt</i>	Breca Klandt	Maxwell	Parent		
<i>J. C. Turner</i>	Joseph Turney	Marlborough	Parent		

important when you feed breakfast to small children – and more generations of kindergarteners will have to wear winter coats in their rooms.

7. An improved layout for the outdoor play areas, including room for a U8 soccer field.

Because this expansion will provide all of these improvements, we believe it is worth the cost of losing a little extra outdoor play space, especially since the new play spaces will have better equipment and can be thoughtfully reconfigured. As for the addition's height, on a block shared with four large multiunit buildings, including two close to the same height as LMAP, it seems entirely reasonable to build a three-story addition on the existing three-story school.

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Respectfully signed,

NAMES WILL BE LISTED HERE

1. Ia Xiong ward 1
2. Wilson Vang ward 1
3. Yee Vang ward 1
4. Yeng Yang ward 1
5. Ricky Vang ward 3
6. Xai Vang ward 2
7. Mona Lee ward 2
8. Ger Thao ward 2
9. Xue Lee ward 1

10. Ka Vang ward 2
11. Ger Her ward 2
12. Vang M. Vue ward 1
13. Meng Hang ward 1
14. Wameng Thao ward 1
15. Soua Yang ward 2
16. Vai Xiong ward 2
17. Nancy Vang ward 2
18. Xeng Xiong ward 1
19. Chong Lee ward 1
20. Pao Yang ward 1
21. Soua Vang
22. John X. Yang
23. Seng Vang
24. Larry Yang
25. shoua Vang
26. Kuu Yang
27. Seng Yang
28. Der Vang
29. Seng Xiong

30. Chongyer Yang ward 1
31. Chia Vang ward 1
32. Ae Yang ward 3
33. Mang Thao ward 3
34. Xiong Yang ward 1
35. Suezee Xiong ward 1
36. Jor Yang ward 1
37. Yer Vang ward 1
38. Chue Xiong ward 1
39. Poua Lee ward 1
40. long Vang
41. A Lee
42. Blong Vang ward 2
43. Chi Moua ward 2
44. Johann Vang
45. Mai Dee Xiong
46. Xai Lor ward 1
47. Pha Cheng ward 1
48. Xee Thao ward 1
49. Pa Nhia Moua
50. Dang Moua
51. Xeng Vue






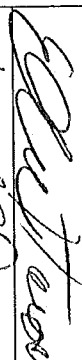




52. Xao Thao ward 2
53. Mai Lee ward 2
54. Ka Thao ward 2
55. Kia Tou Thao ward 1
56. Susan Vang Thao ward 1
57. Vang Lee Thao ward 2
58. Nok Vang ward 2
59. Ka Yang Yang ward 2
60. Pamala Thao ward 1
61. Wa Vang
62. Ka Thao
63. Chou Vang ward 2
64. Youa Yang ward 2
65. Xiong Yang ward 1
66. Sue Zee Xiong ward 1
67. Va Kue Vang ward 2
68. Mai Vue ward 2
69. Mai Sue Thao ward 2
70. Chia Cheng ward 1
71. Yia Lee ward 1
72. Bee Xiong
73. Houa Xa Her ward 2

74. Lee Kong Yang ward 1
75. Neng Vang ward 2

LMAP ADVOCACY ALERT!!

ADD YOUR NAME TO THIS LETTER TO THE BOARD OF ZONING APPEALS (BZA)





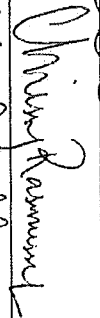

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Sign	Print name clearly	Neighborhood/ward	Relationship to school (e.g. LMAP parent)	Email if you want more info	PTA listserve?
	Sydney Davis	White Bear Lake	Parent		
	Kathryn Piha	Sageblade	parent		
	SONSTHAAD LUND	WARD 1	PARENT		
	ANDREW RASMUSSEN	WARD 2	PARENT		
	Mark Haugen	Ward 2	Parent	my y	
	Ellic Haugen	Ward 2	Sibling	gmail.com	
	MOLLY SCHWARTZ	W. 7th	PARENT		
	El Williams, Sr	S Maple	Teacher		
	Rachel Toles	East side St. Paul	Parent		
	Elizabeth Wright	Crow	Teacher		

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Sign	Print name clearly	Neighborhood/ward	Relationship to school (e.g. LMAP parent)	Email if you want more info	PTA listserve?
	August Paim	(om)Rice	Parent		
	Ryan Hary	Rondo	Parent		
	MASON	Edmond/Lex	Parent		
	Ma Nay Yee	Edmond/Lex	Parent		
	Xerxes Jesticzek	Longfellow	Teacher + Parent		
	Chrissy Rasmussen	Ward 2	Parent		
	Annette L Van Aken	Ward 2	Parent		

Michelle

SAM/10/14

Vann Hill

Ayah Ahmad

Dee Lynn
Carmie Higgins

Mary Fepley-Hebe

Rebecca (Rebecca Marion)

Ying Khany

Suzanne Dallas

Rosemary O'Brien

Deon Druce

Cathy Trana

Emily Kaldenwee

Hiedi Go

Kelly Pugh

Matthew Zawolak

Tara Ula

Cory P. Meyer

[Signature]

[Signature]

Jody Kroeger

Shirley Knauber
Shelly Kriza

Zoh FHL

Cari Jack

Kate [Signature]

Jane Kelly

[Signature]

Brad Pennington

[Signature]

Ellen Janel

[Signature]

Maria Golden

[To add your name digitally, email Marianne Milligan: mimilligan@gmail.com

Respectfully signed,

Juan Mann
 Bryan Bass
 Sam Yell
 Sam Harris
 Sam Harris
 Dan Kelly
 Nancy Kalthen
 Wendy McBride
 Dan Kelly
 Dan Kelly
 J. J. Jantsch
 Sarah Hernandez
 Shelly King
 Natalie Johnson
 P. J.
 Kathy Sekorski
 Robin Tierweiler
 Sue McElroy
 Rebecca King
 Rhonie Waldron
 Daniel K. Burton
 Dan Burton
 Jody Kroppeng
 Jody Kroppeng
 Tanya Schuch
 Tanya Modell
 Willard Willard
 Mary Scheel

[To add your name digitally, email Marianne Milligan: mimilligan@gmail.com

Respectfully signed,

Rebecca Simon
Hil Die
K Dawson Kohlman
Ann Duffin
Viggo J. Kressin
JSM

Julie M
M. Nixon
Carl Res

Mary W
Rebecca Lund
Jessica Pomeroy
Wade H
Amy Seeck

Amy Withman

Billie
A. Clark Pugh
Tala Uller
Adele Jones
Ammun
Nancy H. Hays
Alla C
Randy Johnson
Mary Cline
Alex Medini
Cori Beth Pitt

FIL
16-067184

Westenhofer, Sean (CI-StPaul)

From: Karen Stupic <karinka73@hotmail.com>
Sent: Friday, February 10, 2017 2:07 PM
To: Westenhofer, Sean (CI-StPaul)
Subject: Letter of Support - Linwood Monroe Arts Plus (Variances for 1023 Osceola before the BZA on Monday, Feb 13, 2017)

Members of the Board of Zoning Appeals

c/o Sean Westenhofer

15 Kellogg Blvd. West

Saint Paul, MN 55102

February 10, 2017

To the Members of the Board of Zoning Appeals,

I am writing from the perspective of a parent of a 2nd and 5th grader at Linwood Monroe Arts Plus (LMAP). Thus, it should come as no surprise that I am in full support of the improvements at my children's school and the 2 variance requests before you for the 1023 Osceola site.

For the record, this improvement is supported by administrators, parents, many school neighbors, and many, if not most, from the wider Saint Paul community. The NAACP, the Saint Paul Federation of Teachers, the Fort Road/West 7th Federation, and other city organizations have come out in favor of the improvements to LMAP. There can be no doubt that this investment is critically important to our city, and more importantly, for our children.

The children of LMAP reflect the broad diversity of our city. The children of LMAP also have a wide range of needs and requirements that are due to them legally and ethically. However, the facilities at both campuses are not meeting those needs as they should. Some of the most egregious shortcomings at the Linwood (1023 Osceola) site are: the lack of ADA compliance, the lack of individualized learning spaces for students with IEPs, outdated mechanicals causing frigid or sweltering learning spaces and a the lack of a separate cafeteria from the gym and performance space which means there is no indoor play space in bad/cold weather.

The plan being put forth by SPPS and the variances being requested will rectify these problems and also bring the school into the 21st Century. Our students and teachers deserve these improvements. It would be out of character with the City of Saint Paul to deny LMAP these variance when precedent shows that schools, both public and private, have been given consideration when located in residential neighborhoods. LMAP is no different than other schools that have come before the BZA before. The only difference is a few, yet powerful opponents who have actively organized against this critical and long overdue improvement of a highly effective public school that serves a wonderful array of students. Many of our students do not have access to the economic or social capital that has been mobilized against them.

I truly hope that the Board of Zoning Appeals sees beyond the opponents' rhetoric and puts the needs of the students of Saint Paul first.

Thank you for your time and consideration,

Karen M. Stupic
West 7th - Ward 2
Saint Paul, MN

ELE
16-067184

Westenhofer, Sean (CI-StPaul)

From: Chris Wells <wells@macalester.edu>
Sent: Friday, February 10, 2017 11:39 AM
To: Westenhofer, Sean (CI-StPaul)
Subject: Letter in support of 1023 variance requests (Linwood School)
Attachments: Wells letter to BZA.pdf

Dear Mr. Westenhofer,

Attached please find my letter of strong support for Linwood Monroe Arts Plus's request for two variances at 1023 Osceola, addressed to the members of the BZA.

Please let me know if you have any questions or need anything else.

Best,
Chris

--



CHRISTOPHER W. WELLS
Assoc. Prof. of Environmental Studies
Assoc. Director, Jan Serie Center for
Scholarship and Teaching
Director of Digital Liberal Arts
1600 Grand Avenue
St. Paul MN 55105
651-696-6803

Office hours

<http://cwwells.net>
<http://www.macalester.edu/cst/>

Car Country: An Environmental History (Seattle: University of Washington Press, 2012).

Chris Wells
Macalester-Groveland
St. Paul, MN 55105

Members of the Board of Zoning Appeals
c/o Sean Westenhofer
15 Kellogg Blvd. West
St. Paul, MN 55102

10 February 2017

To the Members of the Board of Zoning Appeals:

First, thank you for your service to the City of St. Paul and its residents. I appreciate the work that you do, and recognize that the cases you must review are often contentious, as is the case here. People have a lot of emotional investment in this project and its outcome, both for and against, and I want to thank you in advance for dispassionately weighing the merits of the variance application and the greater good that the city's zoning code is intended to serve.

Second, I am writing to encourage you in the strongest possible terms to support both of these variances. As a parent of three children at the school who lives less than a mile away (in Macalester Groveland), I can attest that this project will solve a huge range of problems that its students have to deal with every day, which include (among others) serious accessibility problems, classrooms that are significantly smaller than SPPS standards, no dedicated indoor play space, and inadequate spaces for federally required one-on-one and breakout instruction for students with IEPs. As a result of the project, students will get a building that meets the needs of the school's wonderful teachers and community rather than presenting obstacles to their success.

Third, I anticipate that some opponents of this project might ask you to delay your decision to give it greater study. I urge you not to do so. This is already perhaps the single most-studied school project in St. Paul's history, having just finished an 11-month process that included three major revisions of the plans to accommodate criticisms of the project, as well as completing a full Environmental Assessment Worksheet process—a ridiculously complicated and thorough process for such a small project. This incredibly lengthy review required input from all levels of government—city, state, and federal—and covered not only what we would normally think of as “environmental” issues, but issues pertaining to historic preservation as well.

Not surprisingly, the EAW revealed no significant environmental impact. The entire reason for the EAW is that the school is in a state historic district. I will leave aside the questions about the fairness of a process that dictated that the school must go through a lengthy and expensive review when no other projects in the district have been required to do so. What is most important

now is the result: Not only did the city record a decision in favor of the project, but it did so with the full endorsement of both the St. Paul Heritage Preservation Commission and the Minnesota Historic Preservation Office, both of which determined that the scale, massing, and design of the building are entirely consistent with the requirements of the state historic district in which the school resides.

In short, these issues have been settled and should play no role in your determination. They simply do not merit further consideration, especially given that additional study will further delay the project, creating measurable burdens on the students of the school, two-thirds of whom are racial and ethnic minorities, two-thirds of whom qualify for free and reduced price lunch (a measure of poverty), one-third of whom are new immigrants to the country who are not yet fluent in English, and 17% of whom have cognitive and developmental disabilities. The delay they have already experienced is already unconscionable.

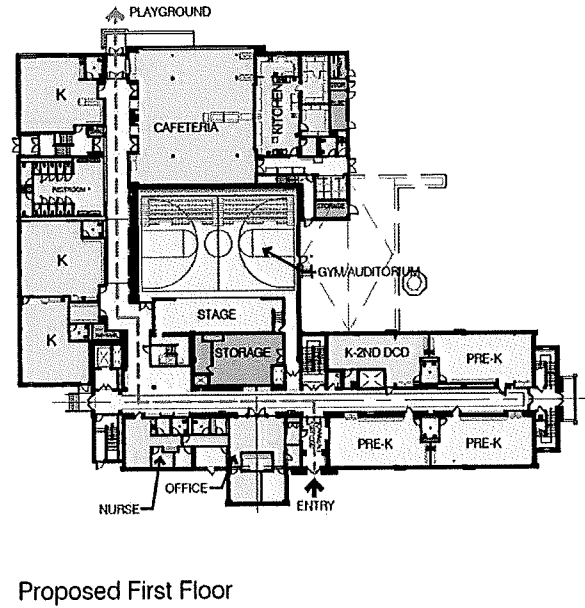
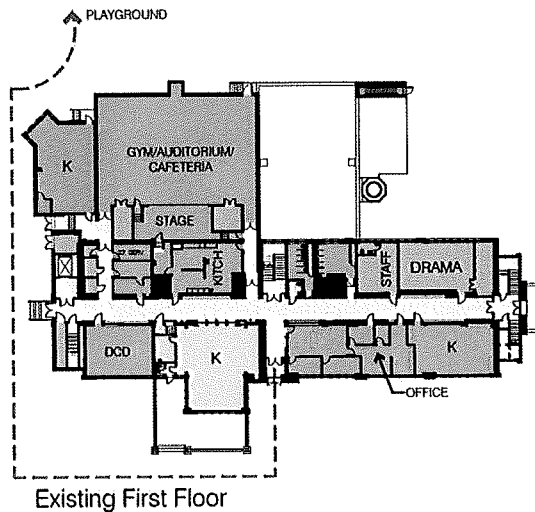
That leaves just two questions: the appropriateness of a lot coverage variance, and the appropriateness of a height variance to match the existing building's height.

On the issue of **lot coverage**, opponents of the project have railed against it for being a gargantuan building imposed like a sore thumb on the neighborhood. They have argued that it is completely out of scale and character with its surroundings and its small lot, and claim that a variance would violate both the intention and the spirit of the zoning code. On these points, I remind you of the following:

- 1) SPPS is only asking for 3.5% more than what the area's (restrictive) residential zoning code—intended for houses, not institutions—allows. This amounts to a total of just 2,849 sf. This is a tiny amount, both in absolute terms and as an additional percentage in excess of what is allowed without a variance. The idea that an extra 2,849 sf of institutional building will make the difference between “appropriate” (as defined by the zoning code) and “gargantuan” is, in a word, laughable. One might reasonably ask why, if the extra amount needed is so small, the school can't simply shrink its footprint by that amount. The answer is that the footprint of the building has been squeezed as much as it can be after three major revisions to the plan, two of which included cutting programming at the Lower campus. External expectations for schools govern what must go on the main floor. Fire safety, for example, demands that the school's littlest kids be on the first floor, including classrooms for Pre-K, Kindergarten, ECSE, and the K-2nd DCD classroom. Security standards stipulate that the school offices be located adjacent to the secure front entry, and the only place for the cafeteria, and its adjacent kitchen, is the first floor. It is impossible to shrink the footprint any further and still meet all of the various educational guidelines and standards in play, such as minimum classroom size. Granting the very small amount of extra space that the school is requesting will allow it to have adequately sized classrooms, a functional cafeteria, and offices adjacent to a secure entry, while still complying with ADA regulations and fire safety needs—all of which, *except for fire safety, the school currently lacks*. Attachment F of the variance application illustrates both the inadequacy of the current arrangements and the efficiency of the proposed first-floor layout in meeting external demands without adding unnecessary features:

CONFORMANCE W/ SPPS EDUCATIONAL ADEQUACY ASSESSMENT (EAA) GUIDELINES.

	DOES NOT MEET STANDARDS
	DOES NOT MEET OTHER STANDARDS
	IMPROVED
	MEETS STANDARDS
	NO ESTABLISHED STANDARDS
	DEFICIENT CIRCULATION
	IMPROVED CIRCULATION



First Floor Adequacy Assessment

- 2) As I have pointed out, the city and state agencies charged with maintaining the historical integrity of the neighborhood have already studied the issue closely and at great length, determining that the proposed addition will not harm the neighborhood's historic character. As the EAW puts it: "Regarding potential effects on historic properties, the Minnesota Historic Preservation Office has stated in their written comments to the EAW that 'the proposed addition appears to be in conformance with the (Secretary of the Interior's) standards in terms of overall massing, size, and scale.' In addition, the City of St. Paul's Heritage Preservation Commission made no objection to the mass and scale of the proposed addition. The mass and scale of the addition is not considered a substantial adverse effect on the historic integrity of the property" (Linwood EAW Attachment A, p. 9). Both agencies have also signed off on the historical integrity and appropriateness of the aesthetic design of the building.

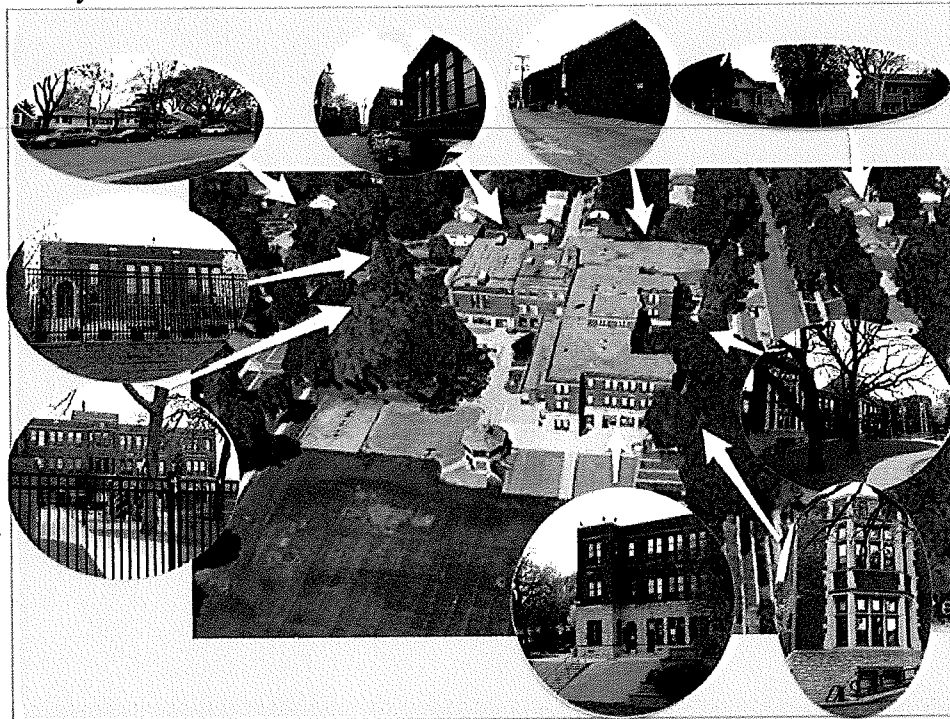
- 3) As I am positive that the Members of the Board are already aware, *we have been unable to find a single precedent in St. Paul's zoning history to deny a school a lot coverage variance, even in the most restrictively zoned residential areas.* None. But there are *ample precedents* for allowing coverage well in excess of the tiny amount that the school is asking for in this case. The fact is that LMAP's request for 38.5% is substantially less than recent variances approved for other schools located in similarly zoned neighborhoods, including Saint Anthony Park's 2017 variance allowing 42.25% lot

3/18

coverage, Community of Peace Academy's 2006 variance allowing 48% lot coverage, and St. Agnes School's 2014 variance allowing 41.3% lot coverage.

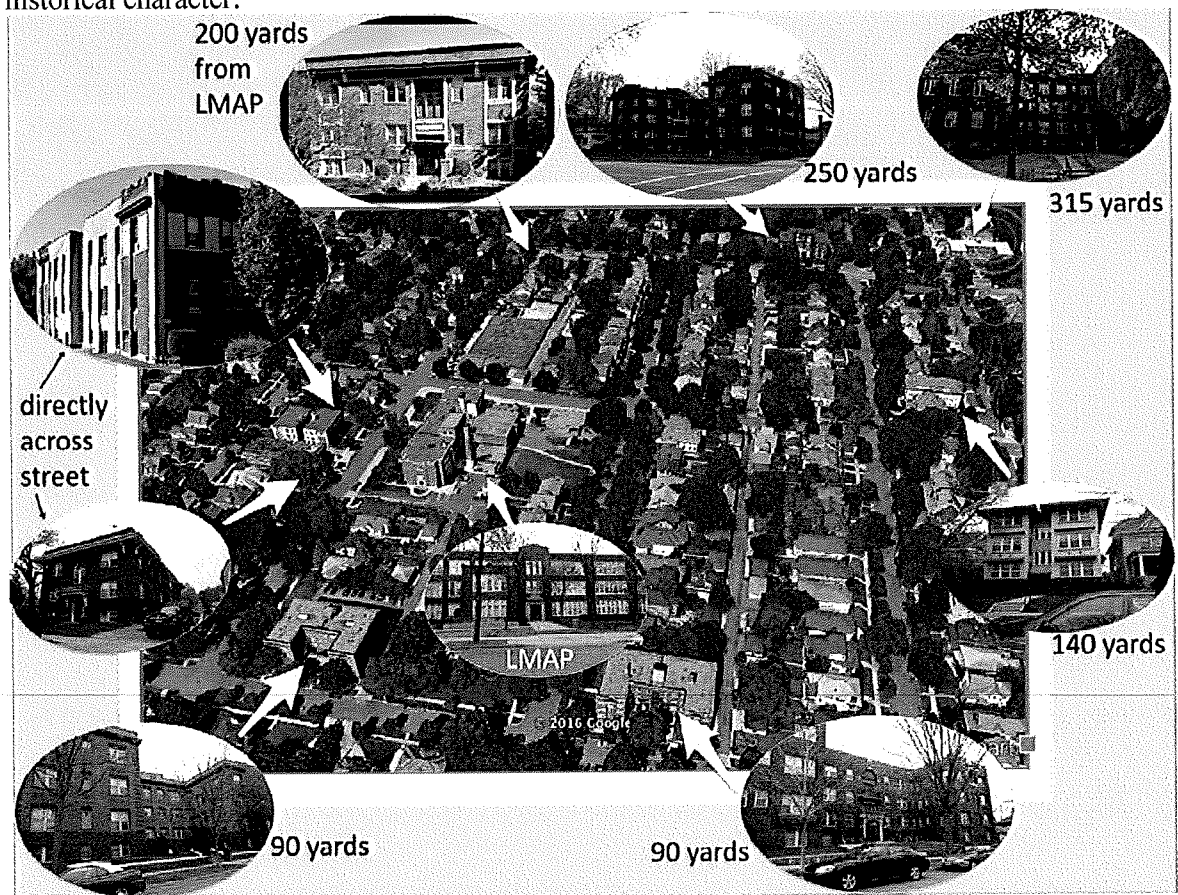
On the issue of **height**, opponents of the project have railed against it for being a gargantuan imposition on the neighborhood, and argue that it is completely out of scale and character with its surroundings. They have also argued, incorrectly, that the school does not "need" the additional height, and that the "plight of the landowner" has been created by SPPS policies rather than any legitimate need.

- 1) As already mentioned, both the city's Heritage Preservation Commission and the Minnesota Historic Preservation Office have subjected the proposed plans to intensive review and determined that neither the height, the size, nor the design of the building will be out of character with the rest of the historic neighborhood.
- 2) Even if, for some reason, you want to apply a more stringent standard for being "in harmony" with the rest of the neighborhood than the one applied by these two agencies as part of the EAW review, it takes neither significant time nor effort to verify that an addition that matches the height of the existing school will be in harmony with the rest of the neighborhood. The existing 3-story school, which has been there since 1922, obviously "fits" the neighborhood—indeed it predates much of the existing neighborhood housing stock. Viewed from a slightly broader context, it is also the case that tall schools are the norm rather than the exception in historic areas of the city, including Summit Hill, which hosts the identically tall 3-story St. Paul Academy (SPA) Lower School just two blocks away:



SPA's Lower School, like LMAP's Lower Campus, obviously "fits" the neighborhood and helps define what being in harmony with the neighborhood looks like in practical

terms. An addition that matches the height of the existing building—as well as the height of the nearest neighborhood elementary school—is clearly consistent with long-established neighborhood norms. Most importantly, viewed even through the narrowest possible lens of the block that the school occupies, the school is clearly in harmony with its surroundings: it shares the block with four large multi-unit buildings, two of which are four-story multi-unit condominiums. These tall, “nonconforming” buildings are sprinkled liberally through the neighborhood, and are a big part of what give it its distinctive historical character:



- 3) As is the case with lot coverage, *we have been unable to find a single precedent in St. Paul's zoning history to deny a school a height variance, even in the most restrictively zoned residential areas.* None. But the city has an established history of approving height variances for educational institutions, such as the 50.1 ft variance that it granted in 2014 to Saint Paul Academy's Randolph campus, which is located in an identically zoned "R4 Residential" area. Granting LMAP's requested height variance will not create a new precedent; rather, it will conform to established precedents and to long-standing practice.

- 4) Finally, regarding the "plight of the landowner," SPPS must accommodate a whole host of external standards, expectations, and best practices regarding things like classroom size, the sorts of programming that should be located on the main floor, federal accessibility standards under the Americans with Disabilities Act (ADA), and meeting

grade is a crucial point when the achievement gap starts to widen. Keeping the school's 4th graders in familiar surroundings where they have established relationships with trusted teachers will provide valuable stability at a crucial point in their lives.

- **The gym-cafe-torium:** Minnesota Department of Education guidelines for school buildings state that "If there is only one gymnasium in the elementary school, it should not be a multipurpose gymnasium/cafeteria because of the difficulty of scheduling physical education classes around lunch periods" (84). The Linwood campus's only gym is a combined gym-cafeteria-auditorium, which means that the gym is not available to students for indoor recess on any of Minnesota's numerous bad-weather days. In addition, the space functions inefficiently as a cafeteria, which means that some students must eat too early and others must eat too late. As a result, many students spend significant portions of the day hungry.

- **Federal laws:** Both campuses need extensive work to meet federal accessibility requirements under the Americans with Disabilities Act (ADA) and to create appropriate spaces for federally mandated 1:1 instruction for students with Individualized Education Plans (IEPs) for diagnosed disabilities. Only one accessible bathroom exists on the Linwood campus, and both individualized instruction and breakout instruction for English Language Learners currently must take place in hallways because no other classroom spaces exist.

- **First floor programming:** Fire safety and building security largely determine which programming needs to go on the first floor. Everything that doesn't have to be on the first floor is on an upper floor.

The truth is that, at 30 feet, the zoning height limit would not accommodate even a two-story addition without a height variance. That means that the school could meet one of its needs by building a one-story cafeteria, but would have to leave its classrooms as they are: significantly smaller than the Minnesota Department of Education's (MDE) size guidelines, with no break-out rooms for English language learners or students needing individualized instruction. Worse, even if the school ignored MDE guidelines and did not build a separate cafeteria, leaving its poorly functioning combined gym-cafeteria-auditorium alone, height limits are such that it could only build a single-story addition, which means it could not come close to making all of its existing classrooms large enough to meet guidelines. Even if the school did not relocate fourth grade from the Upper campus to the Lower campus, giving students adequately sized classrooms and a new cafeteria would still require part of the addition to be three stories tall, necessitating the same 17-foot height variance that it is requesting now.

Again, thank you for your important work. It is clear that:

- denying either of the two requested variances to a school would be *completely unprecedented* in the history of the city, and thus mark a clear violation of the spirit and intention of the zoning code
- the requests are in line with (indeed, smaller than) similar recent requests—all of which have been granted—for both height and lot coverage variances in equivalently zoned (R4) neighborhoods in the city,
- this project has been studied more thoroughly, by agencies at more levels of government, than perhaps any other construction project that SPPS has ever undertaken, with the

result that *every single agency studying the project has determined that it meets all of the legal requirements of environmentally responsible construction in a state historic district,*

- the project resolves a number of serious problems with the current building—as determined by exterior standards, requirements, and best practices—that impose unwarranted burdens on the students and teachers of the school, including serious accessibility problems, classrooms that are significantly smaller than SPPS standards, a lack of dedicated indoor play space, the lack of an efficient and functional cafeteria, and inadequate spaces for federally mandated one-on-one and breakout instruction.

Though contentious, this is an outstanding project. It has clearly met every one of the six criteria to receive a variance for both of the variances being requested, and it deserves the full support of the city.

Sincerely,



Chris Wells
Macalester Groveland
St. Paul, MN 55105

FILE
16-067184

Westenhofer, Sean (CI-StPaul)

From: Jason Johnson <jsn.johnson@gmail.com>
Sent: Thursday, February 9, 2017 11:58 PM
To: Westenhofer, Sean (CI-StPaul)
Subject: Support for Granting Variances at 1023 Osceola (Linwood Monroe Arts Plus Lower)

February 9th, 2017

Dear Sean Westenhofer and the Board of Zoning Appeals,

As a Saint Paul resident and parent of two children at Linwood Monroe Arts Plus (LMAP), I am writing in strong support of granting the necessary zoning variances that would allow the improvements to LMAP's lower campus to proceed.

Linwood Monroe Arts Plus is a wonderful K-8 school. It is a model of integration and diversity in its student population (67% children of color, 2/3 of children receiving free or reduced lunch). It serves as a Language Academy school, welcoming and educating immigrant children that are new to our city. It also serves as a hub for special education and children with developmental and cognitive disabilities. On top of this, it is one of the critical schools on the creative arts pathway, offered by Saint Paul Public Schools, at a time when arts education is under attack.

There is no question that the facilities at both campuses of Linwood Monroe are woefully inadequate. Rooms are much too small for a proper, modern education. Teachers don't have room to store materials or even to have a desk. LMAP is an arts school that has its cafeteria combined with its gym combined with its performing space. On the coldest of Minnesota days, students have no place for indoor recess, as the gym is being used as a cafeteria. They're forced to sit quietly in their classrooms and play on their iPads, instead of getting the exercise that these young children need.

Because of its special missions, LMAP offers individualized education to many students. However, the school does not have the facilities for this instruction, so many students are taught at tables rigged up in the hallways.

Most appallingly, this school serving disabled children is not accessible under the American's with Disabilities Acts (ADA). Save for a bathroom behind a curtain in the main office, not a single children's bathroom at LMAP is accessible. All require going up one or more stairs! The stage in this performing arts school is also not accessible. While their classmates are performing on stage, whether at one of the weekly community gatherings or during a special performance, children in wheelchairs or with other mobility difficulties have to stay on the gym floor. This is not right.

Saint Paul Public Schools has recognized these inadequacies and stands ready to make a significant investment in Linwood Monroe Arts Plus. This investment is supported by administrators, parents, many school neighbors, and many, if not most, from the wider Saint Paul community. The NAACP, the Saint Paul Federation of Teachers, the Fort Road/West 7th Federation, and other city organizations have come out in far of the improvements to Linwood Monroe. There can be no doubt that this investment is critically important to our city.

Given the importance and the unprecedented nature of the agreement that this project needs to go ahead, it boggles the mind that anyone, let alone a small minority of vocal school neighbors would express opposition to the plan and to granting variances. Nonetheless, that is where we find ourselves.

Linwood Monroe Arts Plus is simply asking for variances to reach a lot coverage of 38.5%, just 3.5% more than the code allows, while also asking to match the height of the existing building at 47 feet.

Fortunately, Saint Paul, the Board of Zoning Appeals and the City Council have established a precedent that schools, especially those in residential areas, whether public or private, can request and will receive zoning variances. It is in the fabric of Saint Paul that our educational institutions should be high quality, that they should have adequate facilities, not subjects to the whim of neighborhood or privilege, and that they should give to children of all socioeconomic classes a good education, according to their rights under the Constitution of the State of Minnesota.

Precedent seems to suggest that these variances will and should be granted. City staff and others could not identify a single time when schools were not granted zoning variances. Schools granted similar variances, and those variances, include:

Saint Agnes School (530 LaFond Ave.): 41.3% lot coverage, 38' height, reduced setbacks

Community of Peace Academy (471 Magnolia Ave. E): 48% lot coverage

Nativity of Our Lord School (1900 Stanford Ave.): 38% lot coverage, 33 space parking variance

Saint Paul City Primary (260 Edmond Ave., zoned RT1): 40% lot coverage, 11 space parking variance, and reduced setbacks

Saint Paul Academy (1712 Randolph Ave.): 35'6" and 50.1' height

Saint Anthony Park Elementary: 41.9% lot coverage, 11 space parking variance

The most relevant of these is probably the height variance granted to Saint Paul Academy Upper with it performing arts center building possessing portions of 35'6" and 50.1". The lot at 1712 Randolph was also zoned R4, like Linwood Monroe Lower. It should be noted that this construction was not matching the height of an old building, like Linwood will and that the construction certainly does not pre-date zoning codes. These variances were granted because they were reasonable and it was best for the children being educated by Saint Paul Academy. Saint Paul values education and precedent demands these requests be granted.

Precedent aside, as you know, there are 6 criteria that must be met to grant a variance. I've listed these below, along with examples of how each and everyone one of them is met by the Linwood Monroe request.

1. "The variance is in harmony with the general purpose and intent of the zoning code."

It would be possible to go on and on about how the improvements to Linwood Monroe are in harmony with the zoning code and the variance submittal does exactly that, so I will point out just a couple.

First of all, the variance process itself was setup to recognize a case just like this one—that important business and public institutions found in some zoning classifications cannot meet the requirements of the zoning code and should not have to do so.

Second, what more important work does a city do than “*promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community.*” Isn’t this exactly what Linwood Monroe does for its community?

Finally, the zoning code is intended “to encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul’s existing traditional neighborhoods.” In a neighborhood such as the one around Linwood Monroe, just blocks off of Lexington and Grand Avenues, surrounded by large single family houses and 3 and 4 story apartments and condominiums, isn’t this exactly what an improved Linwood Monroe will do?

2. “The variance is consistent with the Comprehensive Plan (CP).”

The Comprehensive Plan is fully supportive of schools and their educational mission and this will continue with the improvement of LMAP enabled by these variances. There is little argument here. With completion of the EAW and the negative finding of the city with regards to an EIS and agreement with historic preservation authorities that the plan is a good one, there should no suggestion that the variances are anything but consistent with the comprehensive plan.

3. “The applicant has established that there are practical difficulties in complying with the provision and that the property owner proposes to use the property in a reasonable manner not permitted by the provision, economic considerations alone do not constitute practical difficulties.”

First and foremost, being an urban school in a residentially-zoned neighborhood, and pre-dating the first zoning codes in Saint Paul is itself a practical difficulty and hardship. We value schools in neighborhoods within Saint Paul and this is one of the main reasons that zoning variances exist.

More specifically, if Linwood Monroe is to meet the true definition of ADA accessibility, not just band aids, if it is to have appropriately sized classrooms, is to have a student distribution that is best designed for an adequate education, and is to have year-round play spaces for the children of the school—and neighborhood, then the zoning variances are required.

Take for instance the erroneous argument against hosting Pre-K and 4th grade in the building. In absence of these changes, the building will still cover the same amount of its lot. The building will still require three-stories and height variance. In fact, even if kids were sent away (with nowhere else to fit!) The two story building would still require a height variance. An institutional building such as this, that meets building and accessibility codes in an urban setting, simply cannot meet zoning codes laid out for single family dwellings. It’s that simple.

4. “The plight of the landowner is due to circumstances unique to the property not created by the landowner.”

Much has changed in education and in the world since 1924, when the City of Saint Paul built Linwood School. Linwood Monroe was originally built for children who sat in cramped desks facing a blackboard and who went home for lunch. Now hard fought experience tells us for children to receive the education guaranteed by the Minnesota Constitution, they need space. Space to read and to play and

to work in groups and to have one-on-one time with teachers and aides. There need to be fewer than 50 kids to a classroom that is comparable in size to a small living room.

Schools now feed the majority of students at lunch time and feed ALL of the children breakfast. There need to be kitchens and cafeterias that were not anticipated in the original building design.

It is now know that children benefit by starting school at Age 4. The need for Pre-K space is very new in Minnesota and not something accommodated well by the existing building. Moreover, it is now know that 4th graders should have consistency and continuity at a time when the achievement gaps increases. They shouldn't be shipped off to middle school prematurely. And the especially shouldn't be sent to a building without room to a middle school with even less room.

The fact is, the entire SPPS system can be likened to a set of dominoes. All buildings and schools are linked to one another and knocking one over creates a cascade that is felt everywhere, in all neighborhoods. Children should not be move around willy-nilly, like cargo at the whim of the immediate neighbors of their school.

Because Linwood Monroe is a two campus school, it is easy to say "just move them". Because there are so many public schools in Saint Paul, it is easy to say "just move them to another building". But it doesn't work that way. The Pre-K to 4th graders of Linwood Monroe need to be together in a modern building located at 1023 Osceola. The 5th – 8th graders of Linwood Monroe need to be in a building in the West 7th neighborhood that fits them and works for them.

Absolutely none of this has anything to do with the whims of Saint Paul Public Schools. They are working to find the best solution to a world that has changed.

5. "The variance will not permit any use that is not allowed in the zoning district where the affected land is located."

Educational institutions are allowed in the R4 zoning district.

6. "The variance will not alter the essential character of the surrounding area."

In an area where LMAP Lower has stood for nearly 100 years, it is ridiculous to say that fixing its shortcomings, while maintaining its historically accurate look will alter the essential character of the neighborhood. It is a neighborhood that is full of 3 and 4 story apartment buildings and condos of the same era, including one across the street. It is within 1000 yards of another similar, but much bigger school, Saint Paul Academy Lower, itself surrounded by single family houses and apartment buildings. The improved Linwood Monroe will fit into the neighborhood as it always has.

Moreover, this isn't just my opinion, but one that is shared by historic preservation experts. The State Historic Preservation Office found that the building size and massing, demolition of its smokestack and coal shed, as well as its overall design and window and brickwork will be consistent with historic preservation standards. The Saint Paul Heritage Preservation Commission also agreed, with one Commission stating during their review meeting that he was quite familiar with the building and its new rear façade would be a great improvement for the neighborhood.

Simply put, LMAP now and LMAP after the variances are approved and improvements are made will be as vitality important a part of the essential character of its neighborhood as it ever was.

With precedent on its side, and each of the criteria for granting the variances being met, I implore the Board of Zoning appeals to approve the variances requested at 1023 Osceola, Linwood Monroe Arts Plus Lower Campus, and through this action make a statement that our public school buildings should be all that they can be, so that all of the children in Saint Paul, regardless of their race or socioeconomic status, can receive the education that they deserve, not only because the law requires it, or because it is best for Saint Paul, but because it is the right thing to do.

Sincerely,

Jason P. Johnson
LMAP Parent
Saint Paul, MN 55116

FILE
16-067184

Westenhofer, Sean (CI-StPaul)

From: Rhonie Waldron <advocatesforlmap@gmail.com>
Sent: Friday, February 10, 2017 5:48 AM
To: Westenhofer, Sean (CI-StPaul)
Subject: Letter of Support for LMAP Variance

From: Rhonie Waldron

Email Address: rhoniekw@comcast.net

Address: 333 Goodrich Ave 55102

Relationship to LMAP: an LMAP parent, a supporter of public education in St. Paul, LMAP PTA Board Member

I am writing to express my strong support for the two zoning variances that Linwood Monroe Arts Plus needs in order to be able to bring both of its buildings into the twenty-first century. The two major revisions to the plans that SPPS has made based on community input since the initial plan was announced in March have made it dramatically better, and the new plan will create a much better learning environment for the school's students and teachers. As someone who believes in the importance of a vibrant public education system, I hope that you will support the requested variances, too.

Sincerely,

Rhonie Waldron

Westenhofer, Sean (CI-StPaul)

FILE
16 067 K24

From: joshperickson@aol.com
Sent: Wednesday, February 8, 2017 4:38 AM
To: #CI-StPaul_Ward2; Westenhofer, Sean (CI-StPaul)
Subject: BZA Hearing for Linwood

Sean-

I cannot make it to the hearing on Monday but was given your email address as a way to express my opinion as a neighbor to the school. I live directly across from the north side (playground side) of the school on Fairmount and have two children who attend St Paul Public Schools although not Linwood. I was very much against the original plan that the school put forward particularly related to the parking lot and was relieved to see the changes made on subsequent versions. I appreciate all the effort the school and district have put forward to come up with alternative solutions and while my son and I will miss having a baseball backstop across the street for batting practice I believe it's more important for the children, parents and educators to get the facilities they need for a top notch school. If that means I have to look at a slightly taller building outside my front window and get a little more creative with throwing baseballs it's obviously a very small price to pay in order to better educate hundreds of kids every year.

Josh Erickson
1017 Fairmount Ave

FILE
16-067184

November 29, 2016

Sean Westenhofer
Department of Safety and Inspections
375 Jackson St. Suite 220
Saint Paul, MN 55101

Dear Sean Westenhofe,

I am writing this letter to strongly encourage the Board of Zoning Appeals (BZA) to approve the two variances (1023 Osceola) in order to construct an addition onto the Lower Campus of Linwood Monroe Arts Plus school.

The list of benefits to the Lower Campus (Linwood) and Upper Campus (Monroe) are important to me. Without the variances being approved no improvements can be done at either building (the projects are inter-related).

The expansion at the Monroe campus would ensure that my students would have breakout classrooms to work in, rather than sitting in the hallway in front of lockers disturbing other classrooms. My co-teacher takes our EL students to the hallway to read texts outloud, review content, and read tests aloud.

My classroom is on the other side of the building from the other teachers in my grade-level. This creates a disconnect between my classroom and other core classes between both the teachers and the students. The expansion would create a block of grade-level core classes in the same part of the building.

Sincerely,


EMILY KALLSTROM

LMAP Teacher

Cc: City Council, SPPS Board of Directors and SPPS Interim Superintendent

FILE
16-067184

Westenhofer, Sean (CI-StPaul)

From: Steve Heitzeg <steve@steveheitzeg.com>
Sent: Wednesday, November 16, 2016 12:08 PM
To: Westenhofer, Sean (CI-StPaul)
Subject: support for Linwood School renovation

Categories: Red Category

Dear Mr. Westenhofer,

It is time to make the expansion at Linwood Elementary School happen! I hope the BZA will approve the two variances needed to construct an addition onto the Linwood Elementary School building.

As the parents of a new sixth grader at Linwood Monroe Arts Plus, my husband and I have studied the proposed expansion plans at both Linwood and Monroe—and followed the dissent among some Linwood neighbors. We've been impressed by how responsive, respectful and proactive SPPS has been in addressing neighbor concerns and developing a compromise plan.

Now it is time to end the back and forth and move forward with this significant project! These kids deserve updated, accessible facilities that bring the school into the 21st century.

I hope the BZA will approve the two needed variances to make the school expansion possible. Doing so will improve the educational experience for thousands of kids!

Thank you for considering this letter,

Steve Heitzeg

FILE
16-067184

Westenhofer, Sean (CI-StPaul)

From: Mary Currie <advocatesforlmap@gmail.com>
Sent: Monday, February 6, 2017 10:13 PM
To: Westenhofer, Sean (CI-StPaul)
Subject: Letter of Support for LMAP Variance

From: Mary Currie

Email Address: mtbcurrie@gmail.com

Address:

Relationship to LMAP: a supporter of public education in St. Paul

I would like to thank you for your service, and am grateful for the work that you do. I am writing to express my support for the proposed upgrades to Linwood Monroe Arts Plus facilities on both campuses. The addition to the Lower campus (Linwood) building will allow the school to make a number of essential updates, such as making both buildings accessible for students with limited mobility, bringing undersized classrooms on both campuses up to size standards, and moving four-year-old pre-K students and nine-year-old fourth graders out of the middle school environment into the more appropriate environment of the elementary school. The addition will also increase the amount of available dedicated play space by over 1,000 sf and give students the dedicated place they currently do not have to play inside on bad weather days. At the Upper school (Monroe), where some classrooms are only half the size that SPPS standards call for, all classrooms will be brought up to adequate sizes. I strongly support the two zoning variances that Linwood Monroe needs in order to be able to bring both of its buildings into the twenty-first century, and appreciate the willingness of SPPS to adjust its plans by making two major revisions based on community input. As someone who believes in the importance of a vibrant public education system, I hope that you will support them, too.

Love Linwood Elementary! Do it for the children!!

Sincerely,

Mary Currie

FILE
16-067184

NOV 30 2016

Date

Dear Mr. Yaya Diatta

We need bigger

classrooms

because when the

was 27 people in the

small rooms it was

too crowded.

Sincerely,

Asim

16-067184
NOV 30 2016
Date

Dear Mr. Yaya Diatta

WE NEED A
Bigger class-
Room. Because
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27 peopli in the
same Room
it was too chowdy

Sincerely,

Betha