



**Board of Directors**

April 5, 2011

Chair  
Steve Wilson – Hallie  
Q. Brown  
Community Center

City of Saint Paul  
City Council & Mayor's Office

Vice Chair  
Jeanette  
Blankenship

Re: Proposed Zoning Amendments and Changes on University Avenue

Secretary  
Anderson Cielto

Dear City Council Members and Mayor Coleman,

Treasurer  
Hugh Cameron

At the March 22, 2011 meeting of the Summit-University Planning Council board of directors, the Preserve and Benefit Historic Rondo Committee presented a list of concerns regarding the implementation of Traditional Neighborhood zoning along University Avenue. The primary concerns raised were:

Chair, Community Improvement and Safety, Chair  
Ken Green – Unity Church Unitarian

1. The city's community process did not include participation from and/or partnership with the affected district councils.
2. The proposed TN3 districts at Lexington, Dale, and Western allow for much greater density and building heights than would complement the character of the neighborhood. Conditional use permits in a TN3 district allow for buildings of up to 90 feet tall. This height is not acceptable when it abuts single family housing.
3. The intended use of alleys between University and Aurora Avenues will create multiple problems and interfere with residents' quality of life. Among the expressed concerns regarding this item were: increased expenses for alley maintenance, greater potential for accidents, increased difficulty in arranging for alley plowing, etc.
4. An undue burden will fall on the neighborhood with respect to parking. If employees of University Avenue businesses are encouraged to park on the north/south neighborhood streets, significantly fewer parking spaces exist for residents. Similar impacts already exist at Lexington Parkway, where parking for the Ronald Hubbs Center spills into the neighborhood, making parking extremely difficult. This is also true at Dale Street, near the Rondo Library.

Communications and Outreach, Chair  
Betsy Mowry

Chair, Neighborhood Development Committee  
Jeff Gardner – Selby Area Business Association

Ramsey Hill Association  
Kevin O'Brien

Aurora St. Anthony Neighborhood Development Corporation – Dennis Presley, Sr.

The Summit-U board of directors passed a resolution to support PBHRC in raising these concerns/objections. The district council believes that no new zoning districts should be adopted until these concerns are heard and addressed. We urge the City Council to extend the Transit-Oriented Design Overlay District until such time as these matters can be satisfactorily addressed.

Lori Mitchell

Marquitta M. Ransom

Please feel free to contact me with any questions or concerns regarding this recommendation. I can be reached by phone at (651) 228-1855 or by email at [irna@summit-u.com](mailto:irna@summit-u.com).

Gerald Ransom

Adrienne Hannert

Thank you,

Channa Pittman

Elizabeth Sorenson

**Irna L. Landrum**  
Executive Director

Rosalie Moore

Brock Obee

Charlie Neimeyer

Analiase Miller