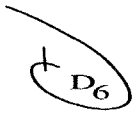


Correspondence in opposition to VOA application



District 6 Planning Council

171 Front Avenue  
Saint Paul, MN 55117  
651-488-4485 fax: 651-488-0343  
[district6ed@dist6pc.org](mailto:district6ed@dist6pc.org)

May 2, 2012

Chairman Garius Nelson  
Members of the Zoning Committee of the Planning Commission  
15 West Kellogg BLVD  
Saint Paul, MN 55102

RE: 1394 Jackson Street

In late March 2012 District 6 Planning Council's Land Use Task Force met with adjacent business owners, community residents and Volunteers of America regarding a proposed use of the property located at 1394 Jackson Street. The residents and adjacent owners expressed concern that the proposal was not in alignment with the Large Area Plan or the Arlington Jackson Plan of 1991, the fact that a large industrial zoned property would be removed from the tax rolls, the proposed program would not be using Saint Paul services-specifically police services, the proposal is a large departure from existing code and sets a precedent the neighborhood and the City may not recover from, the lack of knowledge of the policies and protocol regarding Federal re-entry programs, the lack of shared knowledge to the community, the concern that property values will diminish and the fact the conditional use permit and modification will stay with the property. The proposed use would also be detrimental to the health of the neighborhood by adding additional transitional housing in a neighborhood that is in need of health and stability and more balance in housing units.

In its newly adopted Plan the overall vision states that "the commercial and industrial bases will be strong, providing living wage jobs for residents from the community and elsewhere in Saint Paul". The plan also states "Historic Industrial areas of the Great Northern Corridor and Arlington Jackson will remain vital, home to strong businesses that provide well-paying jobs for residents of the community. Industrial areas will be more compatible with nearby residential neighborhoods".

District 6 Planning Council recommends denial of a Conditional Use Permit for a community residential facility with a modification of 56 in the number of residents for 1394 Jackson Street. Thank-you for your consideration of this matter.

Regards,

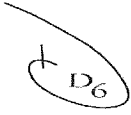
*Ray Andresen*

Ray Andresen  
Chairman, Board of Directors

*Jeff Martens*

Jeff Martens  
Chairman, Land Use Task Force  
Vice Chairman, Board of Directors

Cc: City Council Wards 1-7  
County Commissioner Janice Rettman  
Kirsten Libby, Libby Law Office  
Lorrie J. Louder, Saint Paul Port Authority  
North End Business Association  
District 5 Planning Council  
Karen Haug, Chief Executive Officer Advance Shoring



District 6 Planning Council

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Saint Paul, MN 55117  
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[district6ed@dist6pc.org](mailto:district6ed@dist6pc.org)

May 2, 2012

Planning Commission Chairperson Ms. Wencil  
Zoning Committee Chairperson Mr. Nelson

District 6 Planning Council is requesting the May 10, 2012 Zoning Committee hearing regarding 1394 Jackson be held open so the public hearing may continue at the May 18, 2012 Planning Commission meeting.

District 6 requests that the Planning Commission hear additional testimony and allow the neighborhood and/or applicant to respond to questions that may arise during the discussion phase of the Planning Commission meeting.

Regardless that District 6 met with the applicant concerning the Conditional Use Permit and a Modification in the number of residents, District 6 received early notification on April 20, 2012 and received the full application on April 25, 2012. The hearing was scheduled for May 10, 2012 which gave the neighborhood ten days, not counting May 10<sup>th</sup> to respond to this application, which clearly put the neighborhood at a disadvantage.

District 6 is charged with taking the collective thoughts of our community and making a recommendation to the City on input received. It is difficult to be anything but reactionary when we have such short notice on an application that is such a large departure from what is allowable that we feel extending the hearing is an equitable solution.

Thank-you for your consideration of this matter and if you have questions, please contact the office at the numbers above.

2F# 12-048-442  
Volunteers of America

To: Zoning Committee of the St. Paul Planning Commission  
From: Tri Area Block Club  
C/o District 6 Planning Council  
Re: 1394 Jackson Street File # 12-048-442 May 10, 2012 Zoning Committee Hearing  
Date: May 6, 2012

The consensus of the members of the 14-square-block Tri Area Block Club, located in St. Paul's North End neighborhood, is that of opposition to the proposed VOA project at 1394 Jackson Street. Our block club boundaries are Jackson St. (east), Magnolia Ave. (south), Park St. (west), and Maryland Ave. plus the one block of East Hawthorne Ave. (north). The northern most residential area of Tri Area is situated less than 3 blocks from 1394 Jackson Street.

The basis for our objection includes the following:

- Use of industrial land for this purpose is contrary to the intent of the D6 plans adopted by the City. The community needs the high density, living wage jobs that industries such as those on the east side of the Arlington/Jackson industrial site provide. The intent has always been that when the west side of the Arlington/Jackson site was redeveloped, it would be consistent with the redevelopment that has already taken place on the east side of the A/J site.
- There is already an over concentration of residential programs in this immediate area; McDonough public housing, Jackson Village, and Transitional Homes.
- This correctional facility would be detrimental to the future redevelopment of Arlington/Jackson west. How many businesses would choose to locate next to this facility?
- This is yet another example of the disparity to which the North End is subjected and the lack of recognition of our adopted plans.
- The proximity to the Trillium Park and Trout Brook Regional Trail could create a negative perception of the safety of these amenities and adversely impact usage. Tri Area Block Club has spent 18 years advocating on behalf of the Park and Trail. The City, State, County, Met Council, DNR, and MNDOT have invested millions of dollars on these projects.
- In terms of safety, the North End area is already waging a battle against crime as evidenced by the crime statistics from the St. Paul Police Department. This proposed facility will do little to alter public perception as it concerns the safety of the North End area.

Thank you for considering our comments.

2F# 12-048-442  
Volunteers of America

**Samantha Langer - FILE 12-048-442**

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**From:** "candt@usfamily.net" <candt@usfamily.net>  
**To:** <samantha.langer@ci.stpaul.mn.us>  
**Date:** 5/9/2012 8:21 AM  
**Subject:** FILE 12-048-442

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MY HUSBAND AND I HAVE LIVED OUR WHOLE LIVES IN THIS NEIGHBORHOOD, WE BROUGHT A HOUSE 41 YRS AGO. WE ARE VERY UPSET ABOUT VOA MOVING IN OUR AREA. THEY DO NOT FIT IN THE LARGE AREA PLAN OR THE JACKSON/ARLINGTON AREA PLAN FOR THE CITY, IT DOESN'T FIT THE INTENDED USE OF INDUSTRIAL ZONE PROPERTY. THIS IS ALREADY OVER CONCENTRATION OF VULNERABLE POPUATION. THANK YOU

To: Zoning Committee of the St. Paul Planning Commission  
From: Linda & John Jungwirth  
1111 Abell Street  
St. Paul, MN 55117  
Re: File # 12-048-442 1394 Jackson Street May 10, 2012 Zoning Committee Hearing  
Date: May 10, 2012

We are opposed to the Conditional Use Permit requested by the Volunteers of America – Minnesota for their project at 1394 Jackson Street in St. Paul for the following reasons:

**Over Concentration:** There are already two residential programs located in that immediate area, Jackson Village with 24 family units and Transitions Homes with 21 beds. Additionally, McDonough Public Housing has 580 units with 1-5 bedrooms each. There is also a school, Mississippi Creative Arts Elementary, with 560 students plus staff. The proposed project does not meet the 1,320 foot requirement from a transitional facility, Jackson Village.

**Adopted District 6 Plans:** This project does not meet the intended use of industrial land as specified in all District 6 plans adopted by the City. Residential facilities are not the highest and best use of industrial-zoned property. The intent is and has been that when the west side of the Arlington/Jackson site was redeveloped, it would be consistent with the redevelopment that has already taken place on the east side of the A/J site.

**Safety Concerns:** No information has been provided by VOA regarding the number, type, severity, and outcome of the “very few” incidents that have occurred at their facility in Roseville. Furthermore, VOA cannot guarantee the behaviors of residents once they leave the facility which increases the risk to the community and particularly to business and residents living nearby. The City Staff Report on page 4 refers to “the high level of 24/7 on-site staffing for the residents.” However, at the March 27<sup>th</sup> District 6 Land Use meeting, the spokesperson from VOA responded to a question about staff/client ratio by saying that 2-4 staff are in the building at all times and the usual number on site during the daytime hours is 14. We understand this to mean that there will only be 2-4 staff on site during the evening and weekend hours which, for 74 residents, does not seem like what the City staff referred to as a “high level” of staffing.

**Future Concerns:** Since the primary source of VOA’s income for this facility appears to be coming from a Federal contract, it certainly seems possible that the types of crimes that resulted in incarceration could be expanded beyond drug-related offenses and “white-collar” criminals. Furthermore, City staff report indicates the likelihood of a future expansion if the property were to be developed to its full capacity.

**Undue Hardship:** How can there be an undue hardship when VOA does not own the property? They are free to find a site that meets the requirements of whatever municipality they choose to locate in.

ZF 12-048-442  
Volunteers of  
America**Samantha Langer - VOA Proposal for 1394 Jackson St., File Number 12-048-442**

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**From:** <RJEarnie@aol.com>  
**To:** <amy.brendmoen@ci.stpaul.mn.us>  
**Date:** 5/10/2012 12:41 AM  
**Subject:** VOA Proposal for 1394 Jackson St., File Number 12-048-442

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As far as the Volunteers of America wanting to purchase the property at 1394 Jackson Street for the purpose of housing 74 inmates is just plain insane...already there are McDonald Housing, Jackson Village and Transition Facilities on Jackson Street ....putting another facility that would house that many inmates, that would be allowed to be on the streets at any time just doesn't seem right with two schools and a playground so near by. Also the residence feel this would bring down the value of their homes....the number that they are proposing is just so overwhelming....how do you keep track of that many inmates....YOU DON'T..... Years ago the neighborhood proposed this area to be developed into a industrial zoned property.....now its developing into a special needs area with over population of property that are housing so many people with problems that could effect the whole neighborhood.....

Thank you for your time and we hope you take into consideration that 74 inmates in one building.....thats a lot of people that WOULD effect the neighborhood.....

Property owners at 68 E. Hawthorne



**Samantha Langer - I am Against the Volunteers of America going on Jackson Street**

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**From:** David Enstad <denstad1@gmail.com>  
**To:** <samantha.langer@ci.stpaul.mn.us>  
**Date:** 5/10/2012 2:41 PM  
**Subject:** I am Against the Volunteers of America going on Jackson Street

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Mrs Langer,

I will not be able to attend the meeting tonight but I would like my voice to be heard on this subject. I am very much against the VOA moving into my area for several reasons. One of them is the perception of our neighborhood after they move in. My wife does daycare and once we mentioned what was going on with the VOA, the parents voiced their concerns about having their children come into an area where criminals can walk freely. I am worried that my wife will lose clients over this and it's income we very much need. Even more of a worry for me is that I am stuck working out of state because of how hard it is to find a good job here as a combat veteran, and my wife is all alone with my kids. If that area was to be turned into an industrial area there would be jobs created and maybe people like myself who are forced to work far from home could find something local so we could actually be here for our families.

Thank you for taking the time to read my concerns.

--  
David Enstad

**Samantha Langer - Property at 1394 Jackson**

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**From:** FRANK KNAPP <frank\_knapp@yahoo.com>  
**To:** "amy.brendmoen@ci.stpaul.mn.us" <amy.brendmoen@ci.stpaul.mn.us>  
**Date:** 5/11/2012 8:26 AM  
**Subject:** Property at 1394 Jackson  
**CC:** "samantha.langer@ci.stpaul.mn.us" <samantha.langer@ci.stpaul.mn.us>

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Amy

I oppose allowing VOA to purchase the property  
at 1394 Jackson and turn it in to a Halfway House.

I say this because it will be taken off the tax roles  
and of course no one wants a Halfway house  
in their neighborhood for obvious reasons.

Thanks for taking the time to read this.

Frank Knapp

1900 Landmark Towers  
345 St. Peter Street  
Saint Paul, Minnesota  
55102-1661



Tel: 651-224-5686  
Fax: 651-223-5198  
Toll Free: 800-328-8417  
www.sppa.com

May 14, 2012

Mr. Gaius Nelson, Chair  
Saint Paul Zoning Committee  
1400 City Hall Annex  
25 Fourth Street West  
St. Paul, MN 55102

RE: 1394 Jackson Street / Volunteers of America CUP

Dear Chair Nelson:

Thank you for the opportunity on May 10, 2012 to address your Committee regarding the Conditional Use Permit request by the Volunteers of America (VOA) for a community residential facility at 1394 Jackson Street. The following summarizes my comments to you at this public hearing.

The mission of the Saint Paul Port Authority is to support business growth primarily in the industrial sector, create job opportunities, expand the tax base, and advance sustainable development.

In 1993 the Port Authority Board of Commissioners approved Resolution No. 3443 establishing an Industrial and Economic Development District (Bounded by Arlington Ave on the North; I – 35E on the East; Maryland Ave on the South; and Jackson Street on the West), pursuant to state law. This Resolution references, among other things, the joint City PED and Port Authority Land Use Study for the Arlington-Jackson area (completed in December 1990); a finding that the land within the District should be devoted to industrial and economic uses; the finding the lands within the Arlington-Jackson District are characterized by economic dislocation and deterioration; a finding of a growing lack of proper use of this area, resulting in a stagnant and unproductive condition of land; and a finding that the creation of the Arlington-Jackson Industrial Development District is proper and desirable in order to establish industrial economic development for the benefit of Saint Paul citizens.

The property at 1394 Jackson Street is within this Industrial Development District.

I am pleased to report that the Port Authority has redeveloped the eastern 22 acres within this District. Four private sector companies have developed new facilities in this area. Their total and real estate and equipment investment is over \$12.5 million, and their developments have brought over 510 jobs to this part of the District. The annual tax generation prior to Port Authority redevelopment was very low, and the four companies now provide over \$685,000 in annual property taxes.

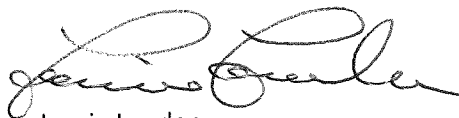
With the information above as background, we believe the Planning Commission will appreciate the Port Authority's concerns about this proposal.

- 1. Loss of Industrial Land:** The residential nature of the VOA proposal within this Industrial Development District concerns us a great deal. Saint Paul has lost industrial land over the past two decades or so due to conversion to open space and other non-industrial / jobs-creating uses. We believe that maintaining industrial property for business development and job creation is vitally important to the economic health of Saint Paul and to the employment and wage needs of Saint Paul residents.
- 2. Additional industrial redevelopment and jobs growth opportunities exist within the western portion of the Arlington-Jackson Industrial Development District:** There have been long-standing development plans for this part of the Arlington-Jackson area, which have been supported strongly by community residents and public officials over the past twenty-five years or so. Over time, and as resources permit, the Saint Paul Port Authority is interested in acquiring additional properties from willing sellers; redeveloping these lands for light-industrial development; and providing a similar transformation of this area, in terms of well-paying jobs and significant tax base enhancement, similar to the achievements of the easterly side of the Arlington-Jackson Business Center.
- 3. Industrial uses should be maintained within the Arlington-Jackson Industrial District:** Business growth in the industrial sector is fundamentally vital to the economic health and viability of Saint Paul. This fact has been proven by the Initiative for a Competitive Inner City (ICIC) economic research group, led by Dr. Michael Porter of Harvard University. ICIC has very recently completed a study of Saint Paul, and its findings verify that industry is critical to Saint Paul's ongoing prosperity; industry creates good-paying jobs with easy access points by those with a high-school diploma and technical training; industry broadens the tax base and helps subsidize city services to residential property owners; industry requires minimal city services; and industry plays an important role in helping pay for parks, police, libraries, and other services that we need and depend on.

In summary, the Saint Paul Port Authority has significant concerns with any future loss of industrial lands. In particular, the conversion of any property within the Arlington-Jackson Industrial Development District from industrial to residential is troubling given the reasons noted above.

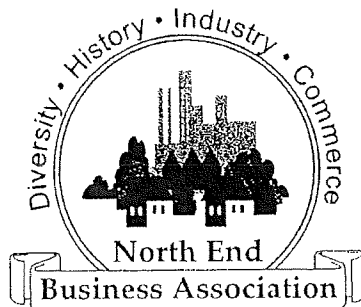
Thank you for your consideration of this matter.

Sincerely,



Lorrie Louder

Director of Business and Intergovernmental Affairs



Post Office Box 17014 • St. Paul, Minnesota 55117

May 29, 2012

Dear Planning Commissioners:

The North End Business Association supports the District 6 Plan and the City Comprehensive Plan relative to the redevelopment of the Jackson Arlington area for use as it is zoned – Industrial. As a business association we cannot support taking businesses off the tax rolls, placing incompatible residential facilities next to noisy industrial enterprises, and taking away the opportunity for the North End to fully realize the potential for land use and job maximization.

To this end NEBA opposes the Volunteers of America's application for a conditional use permit with a modification (from 16) to 74 beds which is needed in order to transfer already existing and filled positions from Roseville.

Sincerely,

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Jon E. Paulson, Attorney at Law  
Paulson Law Firm PLLC  
President  
North End Business Association