

**From:** [budjay@comcast.net](mailto:budjay@comcast.net) [<mailto:budjay@comcast.net>]  
**Sent:** Wednesday, June 13, 2018 2:15 PM  
**To:** #CI-StPaul\_Ward3; Responsible Development  
**Subject:** Request for denial

It has come to my attention that the conditional use permit for the 6 story apartment building on St Clair and Snelling does not meet the standards outlined in City code.

I therefore repeat my request that you vote against the conditional use permit.

Vernon R Jorgensen  
1615 Berkeley Ave  
St Paul MN 55105  
[budjay@comcast.net](mailto:budjay@comcast.net)

**From:** Marcia Meredith [<mailto:marciameredith77@hotmail.com>]  
**Sent:** Wednesday, June 13, 2018 1:25 PM  
**To:** #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7  
**Subject:** against TJL/LaValle's request for a conditional use permit

Dear City Council members,

The building being planned for Snelling and St Clair by TJL/LaValle is not a good idea. It is too big for our neighborhood and the recent conditional use permit that was passed that allows this company to make it even taller is absolutely unacceptable. How would you like to live in the shadow of a huge apartment building after living in a regular house filled neighborhood for years. I surely would not.

The permit that was passed does not meet the required conditions of a conditional use permit as outlined in the city code.

The city code states:

*(d) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.*

A building that huge will absolutely be detrimental to the character of neighborhood. Who said it will not. Have you looked at that corner and the neighborhood?

*(e) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

This is also not true if a tall/huge apartment building is put up on that corner.

I request that this permit be rescinded and if this building must go up, make it fit into our neighborhood no more than 3 stories high.

Sincerely,  
Marcia Meredith  
1552 Osceola Ave  
St Paul

**From:** Carrie Bittner [<mailto:carrie.bittner@spps.org>]  
**Sent:** Wednesday, June 13, 2018 9:42 PM  
**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
**Subject:** please help

Dear council member:

I am writing to ask for your support in our community's attempts to retain our neighborhoods and neighbors. I am asking that the Saint Paul City Council deny the TJL/LaValle request for a conditional use permit to increase building heights to 68' and 48' instead of 35' and 55'. WE believe this permit does not meet the council's guidelines for a conditional use permit. It did not receive the discussion and scrutiny it should have.

We as a neighborhood have requested again and again that the current guidelines be respected. We ask that those people who live their lives here, who have worked hard to create the sense of small town living that Saint Paul is famous for, and who have put their money and hearts into this neighborhood be listened to and honored. We ask that those who come in from outside looking only to make money for themselves with little to no respect for the wishes and continuity of the current neighborhood be told "No". That there will be no variances, special exceptions, or loopholes available to them.

Thank you for your support and consideration,

Carrie Bittner  
1496 Laurel Ave  
St. Paul , MN. 55104

**From:** Colleen Zimmer [<mailto:colleentobin12@gmail.com>]  
**Sent:** Wednesday, June 13, 2018 8:00 PM  
**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
**Subject:** Snelling/St. Clair

Greetings,

We would like to express our concern related to the development of the corner of Snelling and St. Clair. The TJL/LaValle request does NOT meet all the required conditions for a conditional use permit as outlined in the city code. As concerned citizens

of this neighborhood, we oppose the The Zoning Committee and Planning Commission's passing of the TJL/LaValle Development request for a conditional use permit allowing for extended building heights. This is sure to have negative impact on the the entire MacGroveland area. Please reconsider your decision and put the citizens of this area interests before a developer.

Sincerely,

Tobin Del Giudice and Colleen Zimmer  
289 Warwick Street  
St. Paul, MN

**From:** Jason Worden [<mailto:jason.worden@yahoo.com>]  
**Sent:** Thursday, June 14, 2018 8:03 AM  
**To:** #CI-StPaul\_Ward3  
**Subject:** RE: TJL/LaValle Conditional Use Permit Request

Dear Councilmember Tolbert,

I am writing to express my extreme disappointment in the Zoning Committee and Planning Commission's decision to pass the request for TJL/LaValle's conditional use permit allowing the extension of building heights beyond the 55' and 35' height limits outlined by T3 zoning. This action was done without questions and with almost zero discussion by the Zoning Committee. Having lived in this area of Saint Paul for nearly 22 years, I am disappointed with how a decision such as this was passed with minimal concern for the community.

I believe that the TJL/LaValle request does NOT meet all the required conditions for a conditional use permit as outlined in the city code (*Article V, Section 61.501*), which states:

- (c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.***
- (d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.***

The code also states that the city must **protect** adjacent properties. By allowing this project to be constructed, it will devalue the surrounding properties, and stand out negatively in an area of established and historic homes.

I respectfully request that you reconsider this decision, and deny this conditional use permit request.

Feel free to contact me with any questions.

Sincerely,

Jason Worden, CPA, MBT  
1496 Laurel Avenue  
Saint Paul, MN 55104

**From:** catherine hunt [<mailto:katemhunt@outlook.com>]  
**Sent:** Sunday, June 17, 2018 2:11 PM  
**To:** #CI-StPaul\_Ward6 <[Ward6@ci.stpaul.mn.us](mailto:Ward6@ci.stpaul.mn.us)>  
**Subject:** 5/20/18 Deny CUP for LaValle Snelling/St. Clair Development

Dear Council Member:

Please deny the TJL/LaValle request for a conditional use permit to increase building heights to 68' and 48' for the Snelling/St. Clair project because the project does NOT meet all the required conditions for a conditional use permit as outlined in the city code, which states:

- (d) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.*
- (e) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The code also states that the city must protect adjacent properties.

Kate Hunt  
2081 Highland Parkway

Phone call: Laverne Kapsner, resident on St. Clair, opposes the development.

**From:** T. Heath [[mailto:theath\\_2000@yahoo.com](mailto:theath_2000@yahoo.com)]  
**Sent:** Monday, June 18, 2018 6:21 AM  
**To:** #CI-StPaul\_Ward3 <[Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)>  
**Subject:** TJL/LaValle Conditional Use Permit

Dear Councilmember Tolbert,

Please vote against the CUP request from TJL/LaValle Development to exceed building height limitations for their proposal for Snelling/St. Clair.

The proposed building is simply too tall for that intersection and will have a negative impact on the surrounding neighborhood.

Thanks and regards,

Tim Heath  
Cynthia McGowan-Heath  
1535 Osceola Ave.

**From:** Sandy Hitchin [<mailto:sandyhitchin@gmail.com>]  
**Sent:** Saturday, June 16, 2018 11:16 AM  
**To:** #CI-StPaul\_Ward3 <[Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)>  
**Subject:** Deny the TJL/LaValle's request for a conditional use permit

Dear Councilmember Tolbert,

I am writing to you regarding the development issue at Snelling/St. Clair. As your constituent, I strongly oppose the Zoning Committee and Planning Commission's passing of the TJL/LaValle Development request for a conditional use permit allowing him to extend building heights beyond the 55' and 35' height limits outlined by T3 zoning. This request was passed without question and with almost zero discussion by the Zoning Committee, and that is not acceptable.

The TJL/LaValle request does NOT meet all the required conditions for a conditional use permit as outlined in the city code, which states:

- (d) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.*
- (e) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The code also states that the city must protect adjacent properties.

As a Ward 3 homeowner and taxpayer, I urge you to deny the TJL/LaValle request for a conditional use permit and preserve the character and livability of my neighborhood.

Thank you,

Sandra Hitchin  
1740 Wellesley Avenue  
Saint Paul, MN 55105

**From:** Winston Kaehler <[winkaehler@gmail.com](mailto:winkaehler@gmail.com)>  
**Date:** June 16, 2018 at 1:03:34 PM CDT  
**To:** "#CI-StPaul\_Ward3" <[ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)>  
**Subject:** Snelling/St. Clair development CUP

The request for a conditional use permit for extra height in the proposed development at Snelling and St. Clair Avenues should not be granted. It does not meet the requirements stated in the City code. In addition, it sets a bad precedent for future development on Snelling Avenue and elsewhere in the neighborhood. Why should exceptions to zoning rules be granted to developers in neighborhoods already in demand while other neighborhoods genuinely need major new development?

**From:** Colleen Hegranes [<mailto:colleenhegranes@gmail.com>]  
**Sent:** Tuesday, June 19, 2018 10:43 AM  
**To:** McMahon, Melanie (CI-StPaul) <[Melanie.McMahon@ci.stpaul.mn.us](mailto:Melanie.McMahon@ci.stpaul.mn.us)>  
**Cc:** Hegranes Steve <[sphegranes@gmail.com](mailto:sphegranes@gmail.com)>  
**Subject:** Re: Snelling & St.Clair Development Proposal

Ms. McMahon,

Thank you for your reply and explanation of the role of City Council in the appeal process. We regret that we are unable to be present at tomorrow's meeting.

We would like to remind Councilman Tolbert and the entire City Council that the unanimous approval of the Zoning Committee was reached without substantive discussion or consideration of the concerns of people who live and work in the areas adjacent to the property in question.

We wish to repeat that we are not opposed to development of this site. It is the height of the building, especially at the corner of Snelling and St. Clair, that we find so distressful.

Please include both this and our previous communication in the public record. We hope all Councilmembers will consider our request as though this proposal was coming from their own wards.

Respectfully,

Colleen and Steve Hegranes

[1532 Sargent Avenue](#)

[Saint Paul](#)

**From:** Jane Marystone [<mailto:jfmarystone@yahoo.com>]  
**Sent:** Monday, June 18, 2018 1:53 PM  
**To:** #CI-StPaul\_Ward3 <[Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)>  
**Subject:** TJL/LaValle Development

Dear Mr. Tolbert,

I am writing to you as a member of ward 3 in Saint Paul to express my firm opposition to the conditional use permit that was granted to TJL/LaValle Development for the building proposed at the corner of Saint Clair and Snelling Avenues. Allowing the extra height for this building sets an unacceptable precedent will change our neighborhood in a negative, irreversible manner - stripping views and sunshine from neighbors, while simultaneously adding congestion and pollution of all kinds (noise, air, and light).

As traffic increases, safety in turn decreases; the city attempts to counteract the reduced safety by adding lights, road signs, blinking signs, and audible indicators. Such

countermeasures increase annual front-end costs, maintenance costs, and clutter – ultimately increasing our taxes and reducing the feeling of the small community we once enjoyed.

Additionally, air, noise and light pollution are nothing less than a threat to human health.

The reason I chose to invest in Mac-Groveland over 20 years ago was because it had a small community presence – it wasn't congested in ways that other parts of the metro area had allowed, the community was safer for pedestrians, and the quality of living was something that other communities could aspire to achieve.

Current initiatives of allowing unusually large buildings to be constructed simply robs the community of the quality of life which drew the residents here to begin with. Without hearing our collective voice, residents, especially those with the means, will simply move.

A smaller, traditional building catering to the community is more likely to be universally accepted by the community and thus survive the variability of the economy, including the inevitable real estate downturn. Developers only have their best interest in mind, not ours, so we rely on you, Mr. Tolbert, to hear our voice and ensure that you approve only proposals that maintain or improve the quality of life within our community.

Proposals that increase open/green space, increase natural sunlight, improve views, and improve/promote walkability, decrease traffic, and decrease pollution (air noise, and light) should be considered. All others should be rejected until they include solutions to improve upon the original attributes of the community.

Sincerely,  
Jane Marystone  
1489 Fairmount Avenue

Testimony of Thomas Todd for the public hearing, June 20, 2018:

As a long-time resident of the immediate neighborhood, I ask that you deny the conditional use permit, because allowing the development to proceed as proposed will have a significant adverse effect on the adjacent residential neighborhood.

I have two concerns:

1. Height. Even with the set-backs, the building is just too tall for this type of location — snugged up against, looming over, a street of single-family homes. All other recent developments, similarly situated, in this part of town (along Snelling and in Highland) are shorter. Don't set a new precedent here.

2. Traffic and Parking. So large a development, if approved, will burden the adjacent residential streets, Brimhall and Stanford, which are already: (a) narrow, (b) heavily parked, and (c) beset by fast, through-cutting traffic trying to beat the stop light at Snelling and St. Clair. This project, as proposed, will certainly add many commercial and residential parkers and round-the-blockers to the existing mix. If you decide to approve the conditional use permit despite these detrimental effects, I ask that you also, at the same time, act to protect adjacent residential streets from the onslaught. I refer to such traffic calming and mitigation devices as turn restrictions, non-permit parking restrictions, speed bumps, street-blocks, and the like. Make this part of the city's plan for the project — now, up front. Don't wait for the inevitable jam-up and angry protests to come.

Thomas Todd  
300 Brimhall Street  
St. Paul MN 55105

**From:** RAYMOND TERRILL [<mailto:raymond.d.terril@msn.com>]

**Sent:** Monday, June 18, 2018 1:57 PM

**To:** #CI-StPaul\_Ward1 <[Ward1@ci.stpaul.mn.us](mailto:Ward1@ci.stpaul.mn.us)>; #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>; #CI-StPaul\_Ward3 <[Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)>; #CI-StPaul\_Ward4 <[Ward4@ci.stpaul.mn.us](mailto:Ward4@ci.stpaul.mn.us)>; #CI-StPaul\_Ward5 <[Ward5@ci.stpaul.mn.us](mailto:Ward5@ci.stpaul.mn.us)>; #CI-StPaul\_Ward6 <[Ward6@ci.stpaul.mn.us](mailto:Ward6@ci.stpaul.mn.us)>; #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>

**Subject:** Re: SNELLING/SAINT CLAIR DEVELOPMENT PROJECT APPEAL VOTE, June 20, 2018

Dear Saint Paul City Council and Planning Commissioners,

My name is **Raymond Terrill**, homeowner at 1534 Sargent Avenue, Saint Paul, MN 55105, cell phone number 612-275-5602.

**I am deeply disappointed and frustrated with every one of our Saint Paul Planning and City Council members for previously approving the Snelling/Saint Clair TjL/LaValle Development project. Apparently no debate and blanket approval of the proposed development proves our City Council members are not listening nor concerned about their constituency nor the impact this development will have in compromising the livability of the immediate neighborhood surrounding this development. I urge you to please abide by the zoning specifications which were carefully crafted for this intersection and DO NOT set a dangerous development precedent by approving this out of spec development project.**

I am attending the Zoning Appeal Hearing on June 20, 2018, and also wish to express my thoughts in writing concerning the pending Snelling / St. Clair Development Project. I have also BCC'd my numerous neighbors who for the most part DO NOT APPROVE OF PROCEEDING AHEAD WITH THE PROJECT AS OUTLINED.

I wish to urge the voting body to **NOT Extend Approval of the CUP Two Additional Stories Height Request** beyond the current zoning specifications outlined for this Snelling / St. Clair site for the following reasons:



1.) A six-story building is not compatible with the character of my neighborhood nor existing buildings located at the Snelling / St. Clair intersection. The building will tower over the homes and businesses located in the immediate vicinity producing long shadows and reducing privacy. **This is my major concern. I urge the Planning Commissioners to force property developers to stay in compliance with the current zoning standards.** I can only think of two or three apartment buildings that are six stories tall for several miles around this intersection. These buildings are located along the University Green Line corridor. This sets a dangerous precedent for future development projects on Snelling and major intersections. **Why do we go to the trouble to craft new zoning specifications and then initially and immediately approve deviance from a well conceived and crafted plan?**

2.) I also feel the current development design is lacking in integrity because:

- \* The street level floor turns its back on the streetscape. The main floor should be strictly allocated to small businesses that nurture the neighborhood.

- \* Parking is grossly inadequate and does not support the needs of current businesses located at this intersection. Parking needs to be underground, not street level. Parking on the street level diminishes the ability to promote community at street level. Customers frequenting current businesses at this intersection will be forced to park on nearby residential streets. Parking on residential streets is already a significant issue due to Mcalester College sporting and cultural events, as well as commuters who park here daily to take advantage of commuting via the A Line and inter-connection to the Green Line.

- \* The design must include more setbacks as each floor progresses upward to soften the effect of such a tall building.

**NOTE:** I am not against development, but do feel that compliance with the current zoning specifications is the best path forward.

Thanks for your time to consider my thoughts concerning this development project.

Best regards,

Raymond D. Terrill, homeowner 1534 Sargent Avenue, Saint Paul.

**From:** Tammy Meister [<mailto:tmeister51@gmail.com>]

**Sent:** Monday, June 18, 2018 5:02 PM

**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>

**Subject:** Snelling and St Clair

Please deny the TJL/LaValle request for a conditional use permit to increase the building heights to 68' and 48" - this would be detrimental to the existing character and impede the surrounding neighborhood

Tammy Meister  
1605 Summit Ave ( Home )  
and 1656 Grand Ave ( business )

**From:** [kathychilders@comcast.net](mailto:kathychilders@comcast.net) [<mailto:kathychilders@comcast.net>]

**Sent:** Tuesday, June 19, 2018 5:46 PM

**To:** Tolbert, Chris (CI-StPaul) <[chris.tolbert@ci.stpaul.mn.us](mailto:chris.tolbert@ci.stpaul.mn.us)>; Richardson, Mike (CI-StPaul) <[mike.richardson@ci.stpaul.mn.us](mailto:mike.richardson@ci.stpaul.mn.us)>

**Cc:** #CI-StPaul\_Ward3 <[Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)>; #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>; #CI-StPaul\_Ward1 <[Ward1@ci.stpaul.mn.us](mailto:Ward1@ci.stpaul.mn.us)>; #CI-StPaul\_Ward4 <[Ward4@ci.stpaul.mn.us](mailto:Ward4@ci.stpaul.mn.us)>; #CI-StPaul\_Ward6 <[Ward6@ci.stpaul.mn.us](mailto:Ward6@ci.stpaul.mn.us)>; #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>; Responsible Development <[4responsibleddevelopment@gmail.com](mailto:4responsibleddevelopment@gmail.com)>

**Subject:** Re: Zoning File 18-067-973

Chris and Mike,

We echo the concerns of the letter below. Please note our concerns in the public record. We OPPOSE a development of this height at this location. It is detrimental to all that Mac-Groveland represents to its community members--a livable, walkable, beautiful neighborhood that is characterized by its scale--and we ask that you vote in favor of our appeal.

Kathy Childers  
Steve Lehman  
351 Warwick Street  
St. Paul, MN 55105

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**From:** "Margaret Flanagan" <[flanagan@iphouse.com](mailto:flanagan@iphouse.com)>

**To:** "Chris Tolbert (CI-StPaul)" <[chris.tolbert@ci.stpaul.mn.us](mailto:chris.tolbert@ci.stpaul.mn.us)>, "Mike Richardson (CI-StPaul)" <[mike.richardson@ci.stpaul.mn.us](mailto:mike.richardson@ci.stpaul.mn.us)>, "#CI-StPaul\_Ward3" <[ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)>

**Cc:** "#CI-StPaul\_Ward2" <[ward2@ci.stpaul.mn.us](mailto:ward2@ci.stpaul.mn.us)>, "#CI-StPaul\_Ward1" <[ward1@ci.stpaul.mn.us](mailto:ward1@ci.stpaul.mn.us)>, "#CI-StPaul\_Ward4" <[ward4@ci.stpaul.mn.us](mailto:ward4@ci.stpaul.mn.us)>, [Ward5@city.stpaul.mn.us](mailto:Ward5@city.stpaul.mn.us), "#CI-StPaul\_Ward6" <[ward6@ci.stpaul.mn.us](mailto:ward6@ci.stpaul.mn.us)>, "#CI-StPaul\_Ward7" <[ward7@ci.stpaul.mn.us](mailto:ward7@ci.stpaul.mn.us)>, "Responsible Development" <[4responsibleddevelopment@gmail.com](mailto:4responsibleddevelopment@gmail.com)>

**Sent:** Tuesday, June 19, 2018 4:43:41 PM

**Subject:** Zoning File 18-067-973

Dear Messrs. Tolbert and Richardson:

This communication is to reaffirm my support of responsible neighborhood development and concomitant *opposition* to developer TJL/LaValle's request for a conditional use permit (CUP) to add height in excess of T3 and T2 parameters at 246-252 and 258 Snelling Avenue South.

A CUP and its resulting action (in this case, additional stories to an apartment development) is required to meet five conditions/standards. The request does NOT meet these conditions for reasons detailed below.

1. The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.

THE CUP DOES NOT MEET THIS STANDARD because:

The density per acre (159 units/acre) is IN EXCESS of the targeted range for DUA in mixed use corridors by Mr. LaValle's own admission (4/17/18 letter to PED p.2).

The Floor Area Ratio is within 200 sq. feet of maximum FAR limits.

The CUP height requested – six and five stories at 64' and 47' in an area otherwise zoned T2 – adds over 100 cars and attendant traffic and safety concerns. This does NOT correlate with the Macalester Groveland Land Use LUI that calls for a ..."pedestrian-oriented, human scale streetscape."

The CUP height requested does NOT "preserve the well-kept, traditional feel and **scale** of the neighborhood," according to Macalester Groveland Land Use LU3.

61' and 47' building heights do NOT promote "the preservation and improvement of...existing housing stock located outside of [and adjacent to] mixed-use corridors as specified in Mac Groveland's Long Range Plan Housing objective, H2.1.

At .125% of the total project, 4000 sq. ft. of proposed retail is negligible "mixed use" as specified in the Mac Groveland Housing H2.5 which calls for "multi-unit mixed use" at the project location.

2. The use will ...minimize traffic congestion in the public streets.

THE CUP DOES NOT MEET THIS STANDARD because:

Inadequate parking is provided per the number of residents planned. **This is only exacerbated by additional residents/units made possible through extra height/stories afforded by a CUP.**

Parking will be available at an extra charge, forcing many residents to park on neighboring residential streets.

Parking for area businesses will be significantly reduced prompting additional congestion as people attempt to access these businesses.

There is no guarantee that residents will take full advantage of the transit friendly options at the Snelling|St Clair traffic node.

3. The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.

THE CUP DOES NOT MEET THIS STANDARD because:

Heights of 68'4 and 47' are 3x the size of neighboring businesses and 5x the size of adjacent homes (e.g., 261 Brimhall).

Proposed heights will impact the sunlight and privacy of adjacent neighborhood homes. This will radically interfere with residents' quality of life and the future livability and attractiveness of this neighborhood, one of Saint Paul's finest.

Excess height requested is NOT consistent with the Planning Commission's own requirement that a CUP modification "will not impair the ...health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property."

Pedestrian safety, increased exhaust and noise due to more apartments made possible through the CUP request are public health concerns no one has yet addressed.

No traffic study has been conducted by a neutral party, nor is one planned.

4. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

THE CUP DOES NOT MEET THIS STANDARD because:

The added height is not at all compatible with the existing character of the immediate neighborhood and will negatively affect property values.

The CUP does not align with Macalester Groveland's Long Range Plan objective LU.3 "Preserve the...**scale** of the neighborhood."

Young professionals have already sold their homes on the 200 block of Brimhall, rather than have their backyards face the height of the development and CUP proposed.

5. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

THE CUP DOES NOT MEET THIS STANDARD because of the reasons detailed above.

There is no question that the TJJ plan is better than that offered by LeCesse last year. *Let that not cloud the matter at-hand. The upcoming hearing is not a referendum on the TJJ project. Rather, the appeal to be voted upon is an attempt to balance, reasonably, the concerns of the neighbors with Mr. LaValle's unprecedented and unnecessary CUP request to add height to buildings beyond T3 limits.* Mr. LaValle's plan is well on its way. He has worked to make it more palatable and it will improve a blighted corner. That notwithstanding, additional height is not needed and would be detrimental to all in its shadow. Please, I entreat you – do not vote to approve the CUP request for additional height at 246-252-258 Snelling Avenue S.

Thank you for your thoughtful consideration.

Sincerely,  
Margaret Flanagan  
275 S Warwick  
Saint Paul, MN 55105

> -----Original Message-----

> From: Renee Miller [<mailto:naynay1944@gmail.com>]

> Sent: Tuesday, June 19, 2018 7:29 PM

> To: #CI-StPaul\_Ward3 <[Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)>

> Cc: #CI-StPaul\_Ward1 <[Ward1@ci.stpaul.mn.us](mailto:Ward1@ci.stpaul.mn.us)>; #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>; #CI-StPaul\_Ward4 <[Ward4@ci.stpaul.mn.us](mailto:Ward4@ci.stpaul.mn.us)>; #CI-StPaul\_Ward5 <[Ward5@ci.stpaul.mn.us](mailto:Ward5@ci.stpaul.mn.us)>

> Subject: Snelling/St. Clair

>

> Bigger Is NOT always better!

>

> Deny the TJJ/LaValle request to increase heights at this site.

>

> Renee Miller

> 296 Brimhall St

> St. Paul 55105

Dear Council Members,

Please grant the appeal submitted for the conditional use permit (CUP) given to TJJ/LaValle for the development proposed at Snelling and St. Clair.

As (newer) residents of the neighborhood we are delighted to see much needed redevelopment slated for the corner of Snelling and St. Clair. Our objection lies with the height of the building. Over the past few weeks I have paid close attention to the buildings on Snelling and in the surrounding area. There are *very few* buildings that are taller than four stories.

Currently, there is a new development under construction across from Kowalski's on Grand. This building is four stories. Most of the new construction of apartments I see on

Snelling, Grand and even University are three to four stories. What is the push for six stories at this location?

We wholeheartedly support growth in our city. However, we cannot support growth that sacrifices the public safety in our neighborhood. Crossing Snelling is an issue as is cars speeding down side streets. Even though the vision is for increased public transportation use there will be more drivers. Increasing the amount of drivers will only add to these problems.

Also, we cannot support a building that will be detrimental to the character of our neighborhood. The detriment of this proposed project is its height. The corner of Snelling and St. Clair is a neighborhood corner. A six story building will be significantly taller than any building in the area.

Public safety and protecting the character of the neighborhood are both requirements that must be met in order to grant a CUP. By ignoring these requirements the integrity of the process is lost. These limitations were put into place to protect the properties and neighbors adjacent to new developments. Please uphold these existing standards and deny the CUP.

We have been in Mac-Groveland for 8 years and plan to raise our family here. We welcome new neighbors and city growth. As current residents we, and new residents to come, count on the City Council and the Zoning Committee and Planning Commission to champion the measures put in place to protect the people live here now and in the future.

Sincerely,

Paul and Amy Shirilla  
1544 Goodrich Avenue  
Saint Paul, MN 55105

Dear members of the City Council and Mr. Richardson,

I question the process that was used to approve TJL/LaValle's request for a conditional use permit (CUP) to add height in excess of T3 and T2 parameters at 246-252 and 258 Snelling.

I believe the approval was flawed because the conditions that allowed excessive height were not spelled out in the decision. The heights of 64' and 47' exceed the allowed heights for the zoning.

The height limits were established for a reason, and to exceed those at this early stage in the new Snelling master plan would set a dangerous precedent.

Today's hearing is not a referendum on the TJL project. Rather, the appeal is to make sure that the City Council and the Zoning Board enforces compliance with the T3 and T2 zoning.

I encourage you to uphold the law or clearly spell out the conditions under which this building would be allowed.

Sincerely,  
Meg Arnosti

1722 Princeton Avenue

St. Paul, MN 55105

Members of the Saint Paul City Council,

I am writing to express my opposition to the TJI Development request for a conditional use permit.

Adding extra height creating building height of 68' and 48' adjacent to single family homes is not protecting adjacent properties.

This request for additional height is not in accordance with the third and fourth bullets of the code requirements in that a 6 story building will be detrimental to the existing character of development in the area and immediate neighborhood.

I'm concerned about safety issues as well as Snelling already has a great deal of traffic on it. I have seen situations where emergency vehicles have had trouble getting through traffic at Selby and Snelling. I'm concerned about having those same issues at Snelling and St Clair. There has been no traffic study that takes into account all new and proposed development for Snelling Avenue South. Traffic congestion and safety are already problematic.

<https://www.stpaul.gov/departments/safety-inspections/city-information-complaints/resident-handbook/zoning/conditional-use>

Mr. LaValle has stated publicly that the project would not be feasible without the CUP. It's sort of hard to believe that 6 stories is needed to make the project feasible. I also hope we aren't elevating developers profit goals above the concerns of neighbors and the maintenance of the character and charm of the neighborhood.

I'm also hearing that the process surrounding the approval by the zoning committee was questionable, which is concerning.

Also, the proposed building materials don't fit with the character of the neighborhood. I've seen that the developer is putting in blue and grey exterior building materials in lieu of more traditional brick because they are "consistent with Macalaster's school colors." Is that really how we are making aesthetic decisions for the neighborhood? I think some more traditional building materials would be more appropriate.

In sum, I support development at that corner but it seems like we should be able to strike a balance with policy goals and take steps to maintain the character of the neighborhood.

Thank you in advance for considering these comments.

Matthew F McGuire  
1646 Niles Ave  
St Paul, MN

Dear Council Members And Mr. Richardson,

The intent of this email is to respectfully implore you to VOTE NO on TJJ/Lavalle's request for a CUP for additional height at 246-252-258 Snelling Avenue S. To approve a six-story building in the middle of the Macalester-Groveland residential neighborhood is irresponsible to the people like myself who've lived and invested in the community for many years to keep it livable, walkable, and maintained at human scale. Nowhere else along the A-Line Corridor do I find any other buildings of such imposing height. Why is it so difficult to settle the dilemma of removing a couple of long overdue eyesore properties without erecting an exceedingly tall replacement? A three or four story building would be ideal for the said corner, so must insult be added to injury by also giving this developer additional, unnecessary height for his project?

The CUP height requested— six and five stories at 68' and 47' in an area otherwise zoned T2, does not meet the CUP standards set by either the Mac-Grove Community Council, nor the St Paul Comprehensive Plan. Standard D, §61.501 states that *"the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district"*. The added height, if a CUP is approved, will be detrimental to the existing character of the immediate neighborhood and negatively affect property values, and substantially interfere with residents quality of life in surrounding blocks.

*Thank you for your consideration,*  
*Karen A Osen*  
*1545 Goodrich Ave.*

Saint Paul City Council,

Please reverse the decision to allow the conditional use permit for Snelling and St. Clair by LaValle.

Six stories and 100+ units is too tall and too dense for this corner.

By some stretch of the imagination 5 stories might work. Let us hope LaValle can do this well in 5 stories.

John Osen  
1545 Goodrich Avenue  
Saint Paul

June 19, 2018

Dear Members of the Saint Paul City Council,

I am writing to you at this time to express my opposition to the conditional use permit requested by TJJ Development for additional height to his development proposal for Snelling and St. Clair.

**This conditional use permit does not meet all general conditions as outlined by the city code.**

**This conditional use permit contradicts the stated policy goals of the current Saint Paul Comprehensive Plan Housing Strategy 2: To Preserve and Promote Established Neighborhoods.**

**The basis for this conditional use permit request is insufficient.**

**Overdevelopment contributes to traffic and safety concerns in these neighborhoods. Furthermore, a sufficient traffic study which takes into account ALL new development on Snelling Avenue South has not yet been conducted.** By neglecting these traffic and safety concerns, the City of Saint Paul is failing to fulfill their duty to protect the health and general welfare of its citizens insofar as the development on Snelling Avenue South is concerned.

**If other developers are able to construct reasonably sized, neighborhood compatible structures with adequate space and landscaping to buffer single family homes, then nothing less should be expected of TJJ Development Company.**

**There are significant discrepancies and inconsistencies in the zoning and resulting development in Saint Paul which reflect spot zoning to appease special interests and violate the Equal Protection clause of the Fourteenth Amendment.**

**The city is legally obligated to protect the interests of all tax paying citizens instead of serving the desires of special interests and developers.**

I respectfully request the members of the City Council to deny this request for a conditional use permit and to initiate an independent traffic study that takes into account traffic related to ALL new development and development proposals on Snelling Avenue South.

Kathryn McGuire  
2203 Fairmount Avenue  
Saint Paul, MN



> On Jun 19, 2018, at 10:21 AM, Marie Speltz <[mjspeltz@comcast.net](mailto:mjspeltz@comcast.net)> wrote:  
>  
> Dear St. Paul City Council members,  
>  
> I am asking you to deny the TJL/LaVale's request for a CUP on the corner of Snelling and St. Clair Avenues. The planned building with the additional height is not in keeping with the character of the existing buildings in the neighborhood. Please listen to the current neighbors and our concerns about this very large development and it's effects on our neighborhood.  
>  
> Thank you,  
> Marie Speltz  
> 1434 Goodrich Ave.

**From:** Colleen Hegranes [mailto:[colleenhegranes@gmail.com](mailto:colleenhegranes@gmail.com)]  
**Sent:** Wednesday, June 20, 2018 12:46 PM  
**To:** McMahon, Melanie (CI-StPaul) <[Melanie.McMahon@ci.stpaul.mn.us](mailto:Melanie.McMahon@ci.stpaul.mn.us)>  
**Cc:** Hegranes Steve <[sphegranes@gmail.com](mailto:sphegranes@gmail.com)>

**Subject:** Snelling & St. Clair Appeal

Ms. McMahon,

We wrote to Councilman Tolbert yesterday regarding our support for the appeal coming before the Council today. While we believe our position is clear, we are concerned about the STRIB article today which implies that our neighbors are opposed to any changes in our neighborhood. This is absolutely not an accurate reflection of our position!

We therefore wish to underscore again the fact that we do NOT object to the most recent zoning plan that will increase density in our neighborhood. We support it. However, we DO object to making an exception to that plan as it now stands.

Please convey our thoughts to Councilman Tolbert and our heartfelt plea that he and his Council colleagues honor the current zoning plan and rescind the Zoning and Planning Committee's approval of this variance.

Respectfully,  
Colleen and Steve Hegranes

**From:** Sherri Hildebrandt [[mailto:s\\_hildebrandt@yahoo.com](mailto:s_hildebrandt@yahoo.com)]  
**Sent:** Wednesday, June 20, 2018 3:52 PM  
**To:** #CI-StPaul\_Ward3 <[Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)>  
**Subject:** Snelling - St. Clair Development

Dear Councilmember Tolbert:

I am writing to tell you of my heart dislike and great concern about the proposed development at the southeast corner of St. Clair and Snelling avenues.

I am not opposed to development of some sort but I am strongly opposed to something so enormous and out-of-character with the neighborhood. It will dominate a neighborhood of bungalows, single-family homes and brownstone apartments. This isn't the kind of neighborhood I wanted to live in when I moved here more than 20 years ago. This isn't downtown. This isn't the suburbs. This is a neighborhood of homes.

With 118 apartments and only 98 parking spaces, underground and on surface, the residential streets will be clogged. In the winter, there will be no hope of getting the streets well-plowed because there will be too many cars on both sides of the streets. It will be impossible to pass one another.

And do you seriously believe that people will live without cars? This is Minnesota. Winters are long. People don't want to wait outside for public transit. And while some do, they will still have a car parked in the building or on the street for weekend trips, grocery store trips, visits elsewhere. Face it: This is a car society. Not using one doesn't mean the residents don't have one. Or two.

Already traffic at the corner of St. Clair and Snelling is congested at certain times of the day. This won't help. Has a traffic study been done?

Why can't the developer choose to build a ground floor of retail businesses with two floors of apartments above that? Why must this be so huge? I have heard that it is not "financially feasible" for the developer to make it smaller. Is that the problem of the neighborhood? No. It's the problem for the developer who wants to make money, not preserve a neighborhood.

I have doubts that this message will reach you before your meeting today and even if it does, if it will do any good. I think the mayor and the councilmembers have already made up their minds to acquiesce to the desires of developers rather than listen to the concerns of residents who have lived here for decades. This project *could* bring in more money for the city, but it *will* change the character of the city and certainly of *this* neighborhood. The voices most strongly in favor of this plan belong to people who don't live in the immediate neighborhood and who won't feel the direct impact. I will. And I will certainly be watching to see how the vote goes on this issue.

I beseech you to strongly consider a smaller project much more in keeping with our neighborhood. Again, I am not afraid of change nor am I *not* in favor of adding housing to that corner. I am afraid of a project this size and what it will do to our life in Mac Groveland.

Sincerely,  
Sherri Hildebrandt  
1622 Berkeley Ave.  
St. Paul, 55105