

APC 11-2

Item 41b – Public hearing to consider the appeal of the Union Park Community Council to a decision of the Planning Commission upholding staff's decision to approve a site plan for an office/warehouse development at 650 Pelham Boulevard.

I do not support the appeal (I support staff's decision to approve the 650 Pelham site plan)

	NAME	ADDRESS	PHONE NUMBER
1	<del>Paul McGinley</del>	<del>Midway Chamber of Commerce</del>	<del>612-237-8393</del>
2	<del>LORRIE LOUDER</del>	<del>ST. Paul Port Authority</del>	<del>651-204-6236</del>
	<del>James McClean</del>	<del>SPAC 401 Robert St. N.</del>	<del>652-268-2795</del>
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APC 11-22

Item 41b – Public hearing to consider the appeal of the Union Park Community Council to a decision of the Planning Commission upholding staff's decision to approve a site plan for an office/warehouse development at 650 Pelham Boulevard.

I support the appeal (I do not support staff's decision to approve the 650 Pelham site plan)

	NAME	ADDRESS	PHONE NUMBER
<del>1</del>	Jamie Johnson	1570 Concordia Ave	651-645-6887
<del>2</del>	Carver Olson	" "	" " "
<del>3</del>	John Schatz	535 Glendale ST	651-224-7320
<del>4</del>	Peter L. Olson	378 Mississippi Blvd N	651-645-2251
<del>5</del>	Lloyd A. Howl	529 Glendale Street	651-246-4000
<del>6</del>	Lia Kaurington	539 Glendale St. <sup>55109</sup>	651-649-1077
<del>7</del>	Peck-Tierney	264 Furambrook.	651-647-1454
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**Building A  
Stronger Midway**

**Developers**

American Bank  
Equity Services of  
St. Paul  
Park Midway Bank  
Warners' Stellan  
Wellington  
Management, Inc.  
Xcel Energy

**Architects**

American Engineering  
Testing, Inc.  
Anchor Bank  
Hamline University  
JB Realty, Co.  
McDonald's  
NAI Welsh  
Companies  
Pioneer Press

**Builders**

Associated Bank  
Hubbard  
Broadcasting, Inc.  
Mintahoe Catering  
& Events  
St. Paul Port Authority  
Western Bank

September 28, 2011

RE: Meridian Industrial Project

650 Pelham Boulevard

Madam President and Members of the Saint Paul City Council:

My name is Paul McGinley. I am the current chair of the board of directors of the Midway Chamber of Commerce. I am writing on behalf of the Midway Chamber of Commerce to express our strong support for the Saint Paul Port Authority's plans to redevelop an existing industrial site, the Meridian Industrial Project at 650 Pelham Boulevard, to create new jobs in the Midway area.

This project gives Saint Paul an important chance to make better use of valuable industrial property and attract new investment, at a time when our local economy faces significant challenges. We urge you to approve the plan as presented and allow this project to move forward.

The Midway Chamber of Commerce has been an integral part of this community for 92 years. Although the backbone of the Twin Cities has evolved and changed over the years, one thing has remained consistent – the Midway Chamber of Commerce supports jobs and the businesses needed to provide those economic opportunities for families. This project continues this tradition by making a valuable five-acre site immediately more attractive to businesses, ensuring that Saint Paul realizes the benefits.

This project, which is located close to highways and near the Central Corridor, leverages transit investments to provide jobs for the greater community. The site plan proposed for the site conforms to the zoning and land use plans the city has recently adopted. When the zoning study for the Central Corridor was conducted, with extensive input from the community and local businesses, with numerous community meetings and with hearings before the Planning Commission and City Council, this site was fully examined. It was decided by staff, the Planning Commission and by unanimous vote of the City Council to retain the existing Industrial zoning, expressly for the purpose of accommodating this type of opportunity.

This site is immediately adjacent to the Rock-Tenn facility and provides an important buffer between that I-2, heavy industrial, use and the T4 zoning in the areas near this site adjacent to the new LRT line. Many of us struggled for a number of years to retain the 400 or so jobs provided by Rock-Tenn to the surrounding community. Long-held urban planning principles recognize the appropriateness of this proposed use and zoning as a buffer between

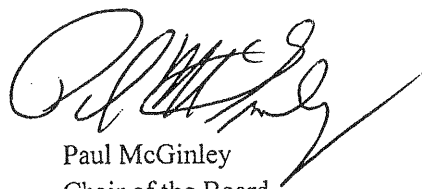
heavy industrial use and residential, commercial and mixed-use zoning such as T4. The use proposed on this site serves as a buffer – protecting the interests of the neighboring T4 areas as well as the operations of Rock-Tenn. Allowing high-density residential and mixed-use T4 zoning immediately next to Rock-Tenn sets up potential conflicts and discord that does a disservice to both the T4 community that may develop and to Rock-Tenn. The current zoning is consistent with surrounding uses, and the proposed single-story structure will help create a transition to other parts of the community. Also, the proposed use would have little impact upon, and is not visible from, the residential communities south of Interstate 94, due to the intervening railroad corridor and freeway as well as elevation differences and sound-barrier walls.

The Midway area is a special place because there is a broad mix of land uses. It's what makes this a special place. The extensive work done, over many years to create plans around the Central Corridor station areas took all of this into account, as did the recent changes to the zoning for the area. In the Development Strategy and the Comprehensive Plan it was concluded that Industrial uses, especially at this station area in question, should be maintained if not located directly on the Corridor (which this site is not). The plans before you have been thoroughly reviewed. Through that review process, involving significant community input, the development plans have been revised to provide bike access, to increase pedestrian connections and sidewalks and to provide landscape buffers to parking areas. The Port Authority's involvement in the project will ensure successful completion of the plan and that the community will benefit from the new jobs and investment in the site.

Saint Paul competes with many communities throughout the metropolitan area and the country to keep the jobs we already have and bring new business ventures and jobs into the City. It can be challenging to find locations within the city that enable us to keep our city economically strong, a need that is even more evident in these challenging budgetary times for the City. This five-acre site is in the vicinity of light-rail, near interstate highway access, and close to the people who need jobs, within a city that needs new tax revenue. This is a productive, economically viable plan at the right location at the right time.

Thank you for your time and your consideration. We again urge you to support the project and together we can take a productive step forward for the City of Saint Paul, its businesses and citizens.

Thank you.



Paul McGinley  
Chair of the Board  
Midway Chamber of Commerce



Kari Canfield  
President/Executive Director  
Midway Chamber of Commerce



**Wright Building Management Office  
2233 University Avenue, #335  
St. Paul MN 55114**

September 27, 2011

Council President Kathy Lantry  
320-C City Hall  
15 Kellogg Boulevard West  
St. Paul MN 55102

Dear Council President Lantry:

I'm a lifelong resident of this city, I went to grade school, high school and college in St. Paul. I grew up in Merriam Park, owned houses in St. Anthony Park and Crocus Hill, raised my family and now live in Macalester-Groveland. My first job was in the Midway industrial area. I've also worked on the east side, downtown, on West Seventh Street, and I currently own and manage two commercial buildings on University Avenue between Vandalia and Raymond. It would be fair to say that I am very interested in keeping St. Paul the great place that I have lived and worked in all my life.

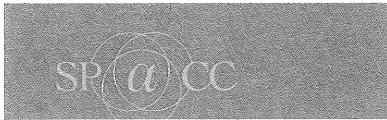
I'm concerned about the, in my opinion, misguided efforts by local neighborhood groups to force the developer of 620 Pelham Boulevard to "pretty up" the proposed development of the site, which will inevitably delay or possibly put an end to the project.

Going to work isn't always fun, but it pays the bills. The workplace isn't always a pretty place, but it creates the incomes that allow us to make our neighborhoods and our city the great places that they are today. To the best of my knowledge, the proposed project isn't going to be an oil refinery or a toxic waste dump. It's going to be a place where people can go to work and earn a living.

This city needs places where people can work and create for themselves lives like the one I've been privileged to have. You can't do it without a workplace, folks, and this is an opportunity for up to 100 people to do just that. Please, let's get started!

Sincerely,

Dan Hartnett



SAINT PAUL AREA CHAMBER OF COMMERCE

October 5, 2011

Saint Paul City Council  
320-C City Hall  
15 Kellogg Blvd., West  
Saint Paul, MN 55102

**RE: Saint Paul Area Chamber of Commerce Comments regarding Meridian Industrial Project, 650 Pelham Boulevard**

Dear Council President Lantry and Council Members,

The Saint Paul Area Chamber of Commerce ("Chamber") appreciates this opportunity to comment on the Meridian Industrial Project at 650 Pelham Boulevard ("650 Pelham"). During the long and thoughtful process of rezoning to accommodate future development along the Central Corridor light rail line and surrounding areas the City of Saint Paul ("City") staff, Council, and Mayor all recognized the importance of maintaining the industrial job base in the City. As part of that recognition the Planning Commission recommended and the City Council unanimously agreed that 650 Pelham should remain under the I-1 zoning classification.

In keeping with that decision and pursuant to its overarching objectives of job creation, business growth, and revitalization of distressed industrial properties, the Saint Paul Port Authority ("Port") acquired the polluted and underutilized property at 650 Pelham and began working with a private developer to redevelop the former truck terminal into a 68,000 square foot building with office and warehouse space. The Port and developer have been through multiple stages of review of the proposed redevelopment with ample opportunity for public input and comment. Both parties are providing a significant amount of additional equity to the project to provide visual, landscaping, and pedestrian enhancements to the site. City staff and the Planning Commission have both thoroughly reviewed the project, found it in compliance with long term goals for the area and the City, and recommended approval.

Most importantly, this project represents an approximately \$3 million private sector investment in Saint Paul, a new location for businesses in close proximity to the Central Corridor, the opportunity for at least 65 new jobs, and an increase in tax base of 200 percent over the preexisting use. This is exactly the type of project the City should welcome with open arms. We appreciate the thoroughness of all parties involved leading up to this point, but it is time to move forward with this project and allow the property owner to get back to the important business of creating jobs.

In closing we would like to point out that business growth and job creation are not only top priorities for the Chamber, the Port, and the City, but for residents of Saint Paul as well. In a citywide poll recently commissioned by the Chamber (see attached poll results), residents overwhelmingly supported the idea of tax incentives that *create jobs in Saint Paul*. This project will create jobs without the need of any special tax incentives. For that reason and the others listed above, we respectfully urge the City Council to vote accordingly and deny this appeal.

Sincerely,

James McClean  
Director of Public Affairs  
Saint Paul Area Chamber of Commerce



// Chamber of Commerce Center // 401 North Robert Street, Suite 150 // Saint Paul, Minnesota 55101



## KEY FINDINGS FROM SURVEY OF LIKELY SAINT PAUL VOTERS

*Survey Conducted: June 14-27, 2011*

### **BACKGROUND AND METHODOLOGY**

The Saint Paul Area Chamber of Commerce (“Chamber”) is pleased to present its findings from a telephone survey of 500 randomly selected registered likely voters in the City of Saint Paul. Decision Resources, Ltd. administered the survey, which was designed in collaboration with the Chamber. Professional interviewers conducted the survey by telephone between June 14 and 27, 2011. The typical respondent took twelve minutes to complete the questionnaire. The results of this study are projectable to the universe of registered “likely” voters in Saint Paul within 4.5 percent in 95 out of 100 cases.

### **EXECUTIVE SUMMARY**

As the largest local Chamber of Commerce in Minnesota and the premier business association in the Twin Cities, the Chamber is committed to civic engagement as well growing Saint Paul’s reputation as an outstanding place to live, work, and play. The Chamber commissioned this survey to better understand what issues matter the most to Saint Paul voters, and the results make it clear that a vibrant and successful business atmosphere is a top priority.

From the perspective of the business community, the survey revealed several important findings:

1. Saint Paul residents, regardless of political affiliation, overwhelmingly support giving tax breaks to businesses that create jobs;
2. Saint Paul residents believe that the quality of city services is a good value in relation to the amount of property taxes they pay;
3. Saint Paul residents strongly feel that Saint Paul is a safe community; and
4. Saint Paul residents look forward to using the Central Corridor Light Rail Transit line.

Each of these findings will be discussed in greater detail below.

### **PROVIDING TAX INCENTIVES TO BUSINESSES THAT CREATE JOBS**

There is no doubt that the Great Recession has resulted in fewer new employment opportunities. Just 18,000 jobs were created by the world’s largest economy in June. The results of the survey show that voters are interested in finding new ways to create “jobs.” But how do we create jobs in a time of so much financial uncertainty? One way is to provide incentives to small businesses that create jobs, such as giving them tax breaks when they generate new employment opportunities. While on the face this may appear controversial, the results of the survey show otherwise. In fact, 87 percent of survey respondents said they support providing tax breaks to businesses that create jobs in Saint Paul. Only 10 percent said they did not support this idea (2 percent did not know or respond). In addition, 49 percent of

respondents said they support providing tax breaks to businesses like Best Buy to locate in Saint Paul. It is notable that out of all of the respondents surveyed, 41 percent rated the business climate in Saint Paul to be “good” and 1 percent even rated it as “excellent” (43 percent rated it “fair” and 12 percent rated it “poor”). Looking at these figures collectively suggests that there is room to improve on what appears to be an above average business climate. Saint Paul residents want new employment opportunities and they want them to be in Saint Paul.

Relevant Survey Questions

Do you support providing tax breaks for businesses that create jobs in the City of Saint Paul?

Strongly Support.....37%  
 Somewhat Support.....50%  
 Somewhat Oppose.....5%  
 Strongly Oppose.....5%  
 Don't Know/Refused.....2%

Do you support providing tax breaks for businesses like Best Buy to locate in the City of Saint Paul?

Strongly Support.....13%  
 Somewhat Support.....36%  
 Somewhat Oppose.....26%  
 Strongly Oppose.....20%  
 Don't Know/Refused.....6%

How would you rate the business climate in Saint Paul?

Excellent.....1%  
 Good.....41%  
 Only Fair.....43%  
 Poor.....12%  
 Don't Know/Refused.....3%

**CITY SERVICES**

Businesses constantly analyze how much value they are delivering to their customers. One way businesses do this is by looking at the quality of their services (or products) compared to the cost consumers have to pay to obtain that service. When businesses determine that they are not delivering value, they adjust. Local governments should similarly strive to find an appropriate balance between quality and cost when they provide services to their residents and businesses. As part of our survey, we asked Saint Paul residents to rate the general value of the services they receive from the City of Saint Paul when considering the amount of property taxes they pay to the quality of services they receive. The survey found that 49 percent of respondents rated the general value of the services they receive “good” or “excellent” while 31 percent said the value was “fair.” Only 5 percent rated the value as “poor.” This suggests that Saint Paul residents are generally happy with the value they receive from city services. It is important to note that 55 percent of respondents believe that the City of Saint Paul’s property taxes are higher than average when compared with neighboring cities.

Relevant Survey Questions

How would you rate the general value of city services you receive when you consider the property taxes you pay and the quality of city services you receive?

Excellent.....	2%
Good.....	47%
Only Fair.....	31%
Poor.....	5%
Don't Know/Refused.....	16%

Do you consider the city portion of your property taxes to be very high, somewhat high, about average, somewhat low, or very low in comparison with neighboring cities?

Very High.....	17%
Somewhat High.....	38%
About Average.....	21%
Somewhat Low.....	1%
Very Low.....	1%
Don't Know/Refused.....	22%

**PUBLIC SAFETY**

The results of the survey show that Saint Paul residents value a crimeless and safe community. When asked about the most important issues facing the Mayor and City Council of Saint Paul, 39 percent of survey respondents listed “crime and public safety” as their top choice. When asked about what should be a priority in the City of Saint Paul’s budget, 54 percent listed “police and fire services” as the number one choice. The survey showed that Saint Paul is doing reasonably well at delivering value in this regard. An overwhelming 78 percent of all respondents indicated that they feel safe in their Saint Paul neighborhood. A mere 5 percent said that they did not with 16 percent saying they “sometimes” feel safe. In addition, 53 percent said they feel safe in downtown Saint Paul while only 7 percent said they did not.

Relevant Survey Questions

Do you feel safe in your Saint Paul neighborhood?

Yes.....	78%
No.....	5%
Sometimes.....	16%
Don't Know/Refused.....	0%

Do you feel safe in downtown Saint Paul?

Yes.....	53%
No.....	7%
Sometimes.....	26%
Don't Know/Refused.....	0%

Which of the following issues is the most important issue the Mayor and City Council will have to deal with? Which is the second most important?

	Most	Second
Crime and Public Safety.....	39%	21%
Quality of Public Education.....	30%	25%
Property Taxes.....	11%	17%
City Government Spending.....	13%	22%
Public Transit and Transportation.....	4%	12%
Something Else.....	1%	1%
Combination.....	1%	1%
None.....	0%	0%
Don't Know Refused.....	1%	0%

Which of the following areas is the most important to fund with tax dollars? Which is the second most important?

Police and Fire Services.....	54%	17%
Parks and Recreation.....	7%	9%
Libraries.....	4%	9%
Snow Plowing and Street Sweeping.....	10%	17%
Street Repair and Maintenance.....	20%	43%
Building Inspections and Licensing.....	1%	2%
Something Else.....	3%	1%
Combination.....	2%	2%
None.....	0%	0%
Don't Know Refused.....	0%	0%

### CENTRAL CORRIDOR LIGHT RAIL TRANSIT (LRT)

With construction of Central Corridor LRT well underway, residents might be forgiven for concentrating on the negatives associated with the dust, noise, and business disruption. Fortunately, it is clear that residents anticipate the benefits of the investment, with 58 percent indicating they plan to use the Central Corridor light rail as a transportation choice. That is even higher than a Metro Transit poll from 2009 of the entire Twin Cities metro area asking, “[h]ow likely are you to take a Metro Transit light-rail train within the next six months?” Furthermore, with Metro Transit planning to increase North-South transit connections to the Central Corridor LRT and increased connections to the station at Union Depot, the number of riders will likely increase as the line becomes more accessible.

#### Relevant Survey Questions

How likely are you or members of your household to use the Central Corridor Light Rail line?

Very Likely.....	22%
Somewhat Likely.....	36%
Not Too Likely.....	21%
Not At All Likely.....	20%
Don't Know/Refused.....	1%

## CONCLUSION

The Chamber is gratified that residents of Saint Paul understand the importance of supporting a progressive, vibrant, and growing business sector. Without jobs, and more importantly, job growth, communities become nothing more than bedroom cities, exporting their most valuable commodity—their residents—to other communities each and every day. The Chamber strongly applauds Mayor Chris Coleman and the City of Saint Paul for creating a positive job environment, concentrating on key issues like public safety, and in resisting attempts to place restrictive and negative burdens on our business community. We call upon the Mayor, members of the City Council, and all of Saint Paul to continue building an environment where job growth is not only celebrated, but is rewarded. As Chamber members choose to do business in Saint Paul, they should be seen as key additions to the success of our community and recognized for the key role they place in its continued success.

### Relevant Demographic Questions about Survey Respondents

What Ward in the City of Saint Paul do you live in?

One.....	13%
Two.....	15%
Three.....	19%
Four.....	17%
Five.....	12%
Six.....	12%
Seven.....	12%

Which of the following categories contains your age?

18-24.....	3%
25-34.....	10%
35-44.....	20%
45-54.....	24%
55-64.....	24%
65 and over.....	20%

What is the last grade of formal education you completed?

Less Than High School.....	2%
High School Graduate.....	19%
Vo-Tech/Tech College.....	10%
Some College.....	24%
College Graduate.....	38%
Post-Graduate.....	6%
Refused.....	1%

Which political party do you consider yourself most closely aligned with?

Strong Democrat.....	7%
Democrat.....	43%

Independence/Lean Democrat.....4%  
 Strong Republican.....3%  
 Republican.....14%  
 Independence/Lean Republication.....2%  
 Strong Independence.....0%  
 Independence.....0%  
 Independence/Lean Independent.....0%  
 Strong Green.....0%  
 Green.....0%  
 Independence/Lean Green.....0%  
 Independent.....23%  
 Something Else.....0%  
 Don't Know/Refused.....3%

Are you currently employed? If yes, by what type of employer? If no, are you looking?

Government Agency/Political Subdivision...8%  
 Business/Corporation.....43%  
 Self-employed.....3%  
 Student.....1%  
 Not Working/Looking.....8%  
 Not Working/Not Looking.....4%  
 Retired.....31%  
 Don't Know/Refused.....1%

If you work for a business or are self-employed, do you own or work for a business located in Saint Paul?

Yes.....39%  
 No.....59%  
 Don't Know/Refused.....1%

What is your gender?

Male.....49%  
 Female.....51%



65



ST. ANTHONY PARK



**Desnoyer Park Improvement Association**

### We Need Your Signature

The Desnoyer Park Improvement Association, Saint Anthony Park Community Council and the Union Park District Council need Desnoyer neighbors to speak up! The Port Authority is trying to develop 650 Pelham Blvd in a way that conflicts with the neighborhood's plans, the City of Saint Paul's Comprehensive Plan and other adopted plans for the site. The DPIA, Union Park District Council and St. Anthony Park Community Council's concerns have not been addressed, and the developer refuses to work with us.

#### The CONCERNS:

- 196 parking spaces (when it is less than .25mi from the Raymond CCLRT Station)
- Building would be set back from Pelham, surrounded by parking on all sides
- No confirmed tenants for the site (building on speculation)
- Potential warehouse space
- Suburban style plan

#### The NEIGHBORHOOD needs your help to make sure that:

- A pay-for-parking lot is not built, as it would increase traffic through Desnoyer Park
- The building is located up to Pelham and Wabash (a crime-prevention technique and safety feature for pedestrians and bicyclists on Pelham)
- The building does not sit empty after it is built
- More than 68 jobs are created at the site
- Development is transit-oriented and respects urban design and the new Light Rail
- Pelham remains a Gateway to Desnoyer Park, especially because it is part of the Grand Rounds and a current bike route

### SIGN HERE

I support the Union Park District Council's appeal of the site plan for the **PORT AUTHORITY'S** development at **PELHAM/WABASH** to the Saint Paul City Council.

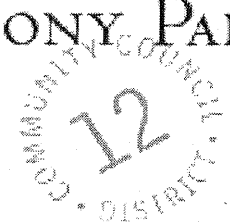
SIGNATURE *Larry Tutbill* Larry Tutbill

ADDRESS 547 Eustis St St Paul, MN 55104 **Print Name**

EMAIL Margalou1@Gmail.com



ST. ANTHONY PARK



**Desnoyer Park  
Improvement Association**

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### SIGN HERE

I support the Union Park District Council's appeal of the site plan for the PORT AUTHORITY'S development at PELHAM/WABASH to the Saint Paul City Council.

SIGNATURE *Lorance E. Mills & Sandra Mills* **LORANCE E. & Sandra Mills**  
Print Name

ADDRESS 571 Cromwell Ave, St. Paul, MN. 55104

EMAIL LORANCE W@AOL.COM.



ST. ANTHONY PARK



**Desnoyer Park  
Improvement Association**

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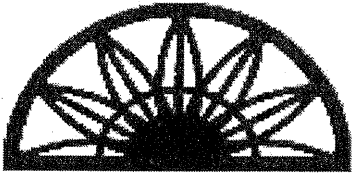
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**PORT AUTHORITY'S** development at **PELHAM/WABASH** to the  
Saint Paul City Council.

SIGNATURE Barbara LaMotte Barbara LaMotte  
Print Name

ADDRESS 297 Saratoga St S

EMAIL lamotte.barbara@gmail.com



**UNION  
PARK**

ST. ANTHONY PARK



**Desnoyer Park  
Improvement Association**

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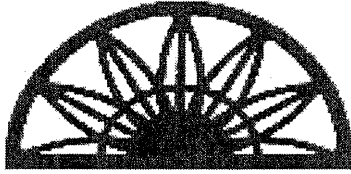
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### SIGN HERE

I support the Union Park District Council's appeal of the site plan for the PORT AUTHORITY'S development at PELHAM/WABASH to the Saint Paul City Council.

SIGNATURE  Geoff Warner  
 ADDRESS 856 Raymond Ave Studio 6  
 EMAIL geo@alchemyarch.com



**UNION  
PARK**

ST. ANTHONY PARK



**Desnoyer Park  
Improvement Association**

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## SIGN HERE

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**PORT AUTHORITY'S** development at **PELHAM/WABASH** to the  
Saint Paul City Council.

SIGNATURE

Jan Stark

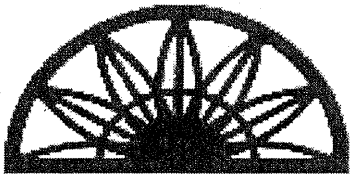
Print Name

ADDRESS

523 Raymond Ave, Saint Paul, MN

EMAIL

Starkian@gmail.com



**UNION  
PARK**

ST. ANTHONY PARK



**Desnoyer Park  
Improvement Association**

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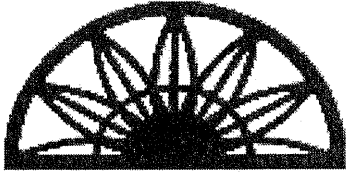
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SIGNATURE Alan Knaeble Alan Knaeble  
 ADDRESS 311 Warwick ST. **Print Name**  
 EMAIL knaeb001@umn.edu



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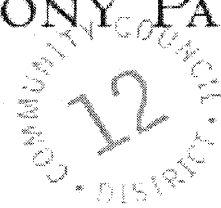
SIGNATURE  Cory Ploessl  
Print Name

ADDRESS 2174 Princeton Ave. St. Paul.

EMAIL ploesscj@vwcc.edu



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SIGNATURE \_\_\_\_\_

*Kevin Ward*

Kevin Ward

ADDRESS \_\_\_\_\_

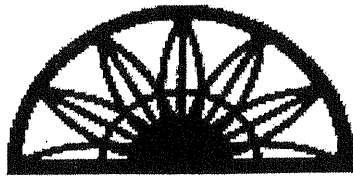
1376 Charles Avenue St. Paul, MN 55108

Print Name

EMAIL \_\_\_\_\_

*ke* cheerioskw@yahoo.com





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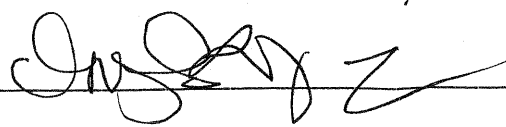
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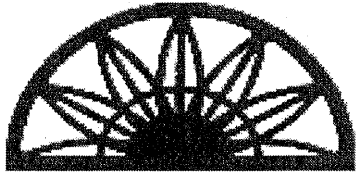
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SIGNATURE  Cheryl Wilgren Cline  
Print Name

ADDRESS 498 PELHAM BLVD ST. PAUL, MN 55104

EMAIL cherylwilgrencline@gmail.com



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SIGNATURE  **DEAW CLYNE**  
Print Name

ADDRESS 498 PELHAM BLVD ST PAUL MN 55104

EMAIL BENZLANDAU@HOTMAIL.COM



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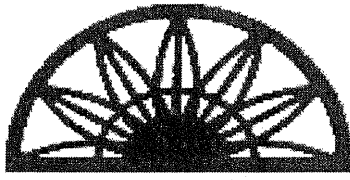
### SIGN HERE

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SIGNATURE *Pamela Schultz* PAMELLA Schultz  
Print Name

ADDRESS 509 Glendale St., St. Paul

EMAIL pamella@usfamily.net



**UNION  
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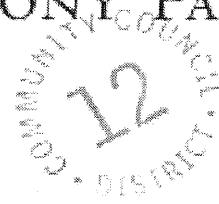
SIGNATURE Patrick Bruch Patrick Bruch

ADDRESS 221 Cecil St SE Mpls MN 55414 **Print Name**

EMAIL pbruch789@gmail.com



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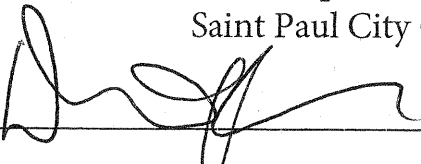
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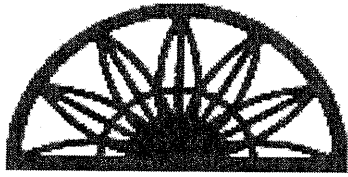
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SIGNATURE  DAVID KARJANEN  
Print Name

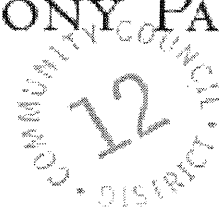
ADDRESS S22 RAYMOND AVE

EMAIL KARJANEN@UMN.EDU



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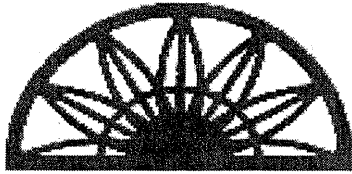
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SIGNATURE *Bianet Castellanos* Bianet Castellanos  
Print Name

ADDRESS 522 Raymond Ave.

EMAIL bianet123@yahoo.com



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SIGNATURE Leland & Kathleen Hansen

KATHLEEN HANSEN

Print Name

ADDRESS 2309 Beverly Rd

EMAIL hanse156@umn.edu



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SIGNATURE Matthew Bombyk Matthew Bombyk  
 ADDRESS 4234 20th Ave S, Minneapolis, MN 55407 **Print Name**  
 EMAIL bomby007@umn.edu





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SIGNATURE \_\_\_\_\_

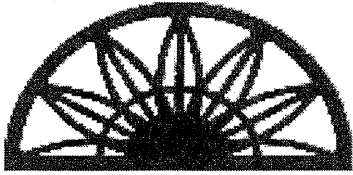
*Dolo Eggert*

Print Name

ADDRESS \_\_\_\_\_

EMAIL \_\_\_\_\_

*doloeggert@gmail.com*



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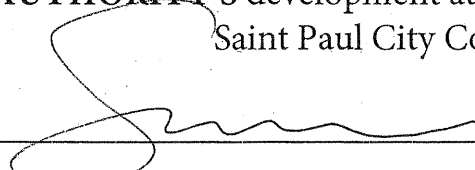
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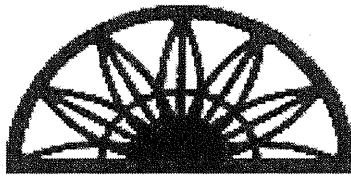
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SIGNATURE  Scott Ervin  
Print Name

ADDRESS 856 Raymond Ave

EMAIL Scott@weehouses.com



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SIGNATURE

*[Handwritten Signature]* Alec South

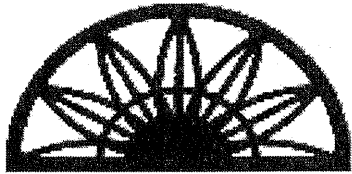
Print Name

ADDRESS

856 RAYMOND AVE ST. PAUL MN 55114

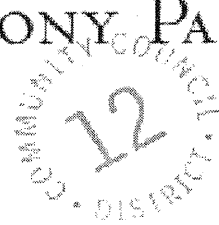
EMAIL

alec@alecsouth.com



**UNION  
PARK**

ST. ANTHONY PARK



**Desnoyer Park  
Improvement Association**

### We Need Your Signature

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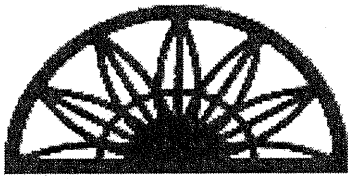
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### SIGN HERE

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**PORT AUTHORITY'S** development at **PELHAM/WABASH** to the  
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SIGNATURE Bruce Jacobsen Bruce Jacobsen  
 ADDRESS 856 Raymond Ave Unit B Print Name BJL Software, Inc  
 EMAIL bruce.bjl@gmail.com



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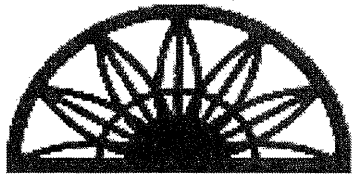
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SIGNATURE Dawn M De Keyser Dawn M. De Keyser  
Print Name

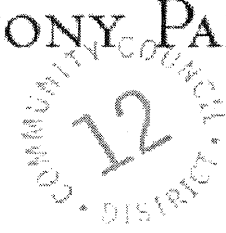
ADDRESS 1851 Goodrich Ave St. Paul

EMAIL dawn.dekeyser@uhc.com



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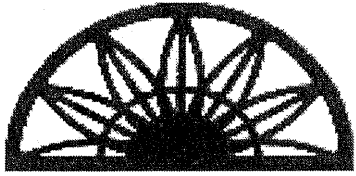
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SIGNATURE Chelsea Wentzel Chelsea Wentzel  
Print Name

ADDRESS 856 Raymond Ave Saint Paul 55114

EMAIL chelskirrs@gmail.com



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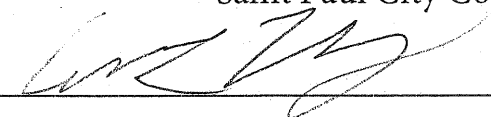
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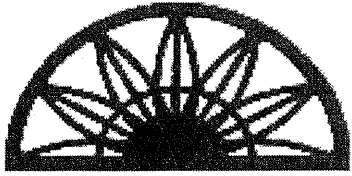
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SIGNATURE  Eric Rudy  
Print Name

ADDRESS 856 Raymond Ave Unit F

EMAIL orders@bigatzphoto.com



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SIGNATURE

Peter Koberly

Print Name

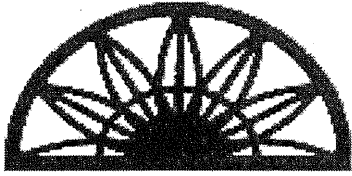
ADDRESS

493 Pelham Blvd St. Paul

EMAIL

pkoberly@collage-ucts.com





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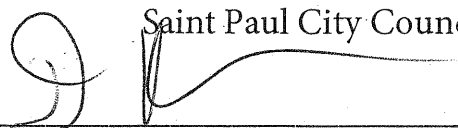
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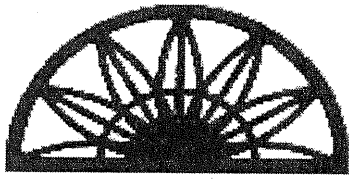
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SIGNATURE  David Brann  
Print Name

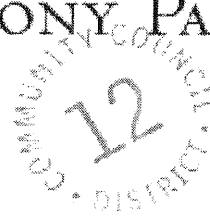
ADDRESS 2600 Pleasant Ave Mpls MN 55408

EMAIL dobrown@gmail.com



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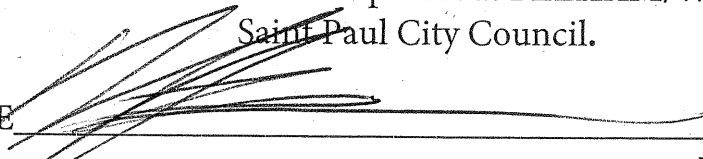
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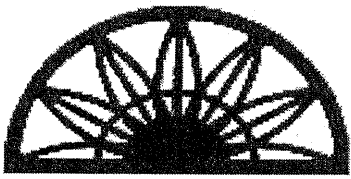
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SIGNATURE 

ADDRESS 3849 Lyndale Av. S., Mpls, MN 55409 Print Name

EMAIL Meg Kane @ aol.com



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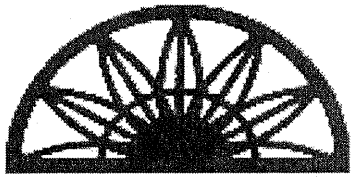
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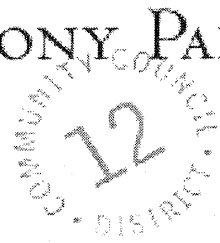
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SIGNATURE *Ardis Houle* Ardis Houle  
Print Name  
 ADDRESS 2351 Beverly Rd ST. PAUL, MN 55104  
 EMAIL houle@ig@umn.edu



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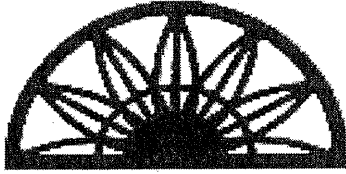
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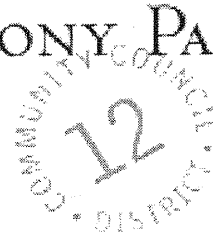
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SIGNATURE *Jeff Chesmak* Jeff Chesmak  
 ADDRESS 463 Desnoyes Ave, ST Paul, MN  
 EMAIL Chesmajf@hotmail.com



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SIGNATURE

Theresa M. Olson      Theresa M. OLSEN

Print Name

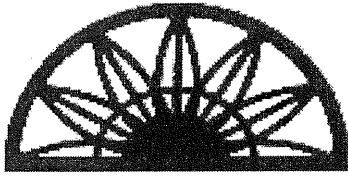
DESNOYER

ADDRESS

542 PELHAM BLVD, SAINT PAUL, MN 55104      PARK

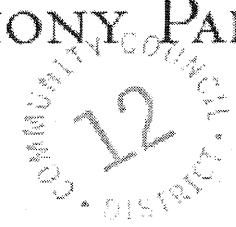
EMAIL

archtttmo@hotmail.com



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SIGNATURE *John F. Schatz* John Schatz  
 ADDRESS 535 Glendale ST, SAINT PAUL, MN 55104  
 EMAIL jschatz@gmail.com



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SIGNATURE *Susan Schatz* *Susan Schatz*

ADDRESS 535 Glendale St & Paul MN 55104

EMAIL *Susieschatz@gmail.com*



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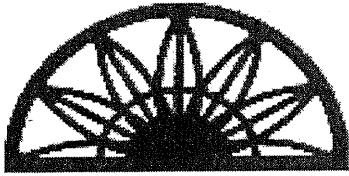
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SIGNATURE Mike Brandell Mike Brandell

ADDRESS 2210 St. Anthony Ave. St. Paul, MN 55104

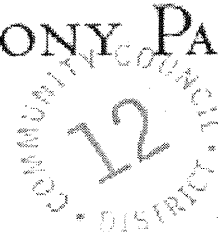
EMAIL mbrandell@gmail.com





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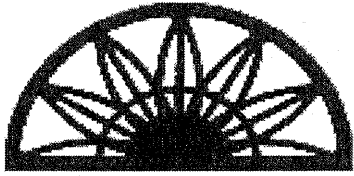
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SIGNATURE  

Print Name

ADDRESS 572 GLENDALE ST.

EMAIL OENER@Q.COM



**UNION  
PARK**

ST. ANTHONY PARK



**Desnoyer Park  
Improvement Association**

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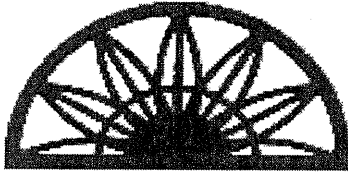
### SIGN HERE

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SIGNATURE Marita Enen MARITA ENEN  
Print Name

ADDRESS 556 DESNOYER AVE

EMAIL \_\_\_\_\_



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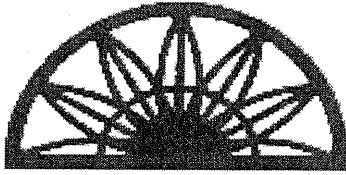
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SIGNATURE Katie Thomey Katie Thomey  
Print Name

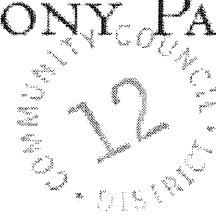
ADDRESS 2303 Dowell Ave

EMAIL k.thomey@comcast.net



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SIGNATURE *Gregory Schmidt* GRZGORY SCHMIDT  
Print Name

ADDRESS 2098 CARROLL AV. ST. PAUL 55104

EMAIL GRZGORYVSCHMIDT@gmail.com



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SIGNATURE \_\_\_\_\_

PHIL ZINOS

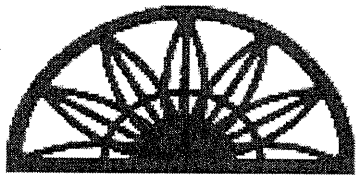
Print Name

ADDRESS \_\_\_\_\_

191 0723

EMAIL \_\_\_\_\_

PHILZINOS@YAHOO.COM



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*Suzanne Srokazinos*  
Suzanne Srokazinos

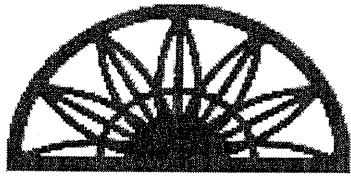
Print Name

ADDRESS

191 OTIS AVE.

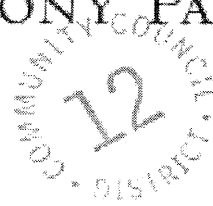
EMAIL

SROKAZ@YAHOO.COM



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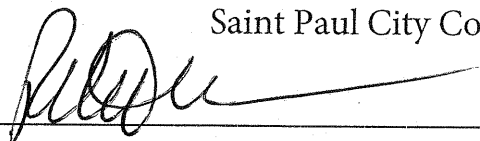
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SIGNATURE

 Peter L. Olson

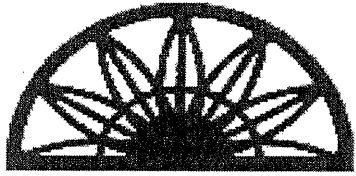
Print Name

ADDRESS

337 Otis Ave, ST. Paul, MN 55104

EMAIL

peterlowell4@yahoo.com



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SIGNATURE *Ely A. Connelly* *Ketsy Connelly*  
 ADDRESS *284 Pelham Blvd, St Paul 55104* Print Name  
 EMAIL *ketsy@what-matters.com*





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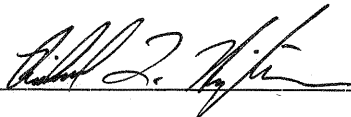
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SIGNATURE  Richard L. Harrington  
Print Name

ADDRESS 539 Glendale St., St. Paul 55104

EMAIL rich@harrington.net



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SIGNATURE *Lisa Harrington* *Lisa Harrington*  
Print Name

ADDRESS *559 Glendale St., St. Paul 55104*

EMAIL *lisa@harrington.net*



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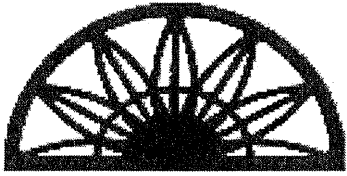
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SIGNATURE *Mike Nyland* Mike Nyland  
Print Name

ADDRESS 529 Glendale St. St. Paul, MN 55104

EMAIL Mike.nyland@comcast.net



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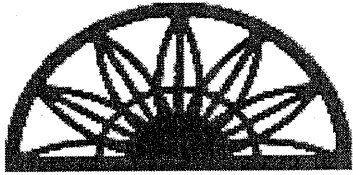
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SIGNATURE Scot Torkelson

ADDRESS 2436 Beverly Road Print Name

EMAIL Scotjen61@yahoo.com



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SIGNATURE *Tom Oswald* *Tom Oswald*

ADDRESS 518 Raymond Ave St Paul 55104 **Print Name**

EMAIL tsaoswald@yahoo.com



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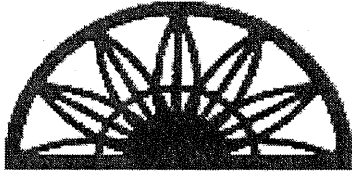
*Jack P. Maloney*

Jack P. Maloney

Print Name

ADDRESS 580 Otis Ave, St. Paul MN 55104

EMAIL jackpmaloney@msn.com



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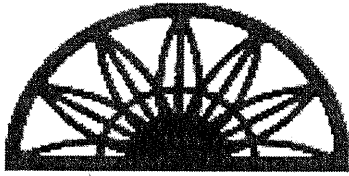
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SIGNATURE Mathew C. Curran Mathew C Curran  
 ADDRESS 609 Eustis St. Print Name  
 EMAIL matty.loughorn@gmail.com



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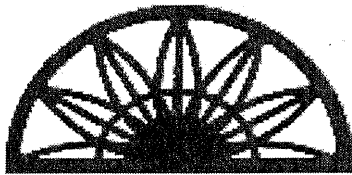
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**PORT AUTHORITY'S** development at **PELHAM/WABASH** to the  
Saint Paul City Council.

SIGNATURE *Matt Miller* MATT MILLER  
 ADDRESS 389 OTIS AVE Print Name  
 EMAIL MATT-MILLER@ME.COM





**UNION  
PARK**

ST. ANTHONY PARK



**Desnoyer Park  
Improvement Association**

### We Need Your Signature

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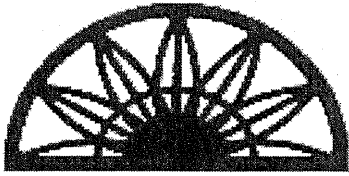
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SIGNATURE Jennifer G. Miller

ADDRESS 389 Otis Ave

Print Name JENNIFER GERTZ-MILLER

EMAIL Jengetzmillier@me.com



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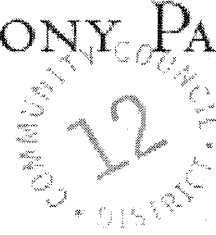
SIGNATURE *[Signature]* Richard Harrington *[Signature]* Lisa Harrington  
 Print Name Lisa Harrington

ADDRESS 539 Glendale St. St. Paul 55104

EMAIL rich@harrington.net ; lisa@harrington.net



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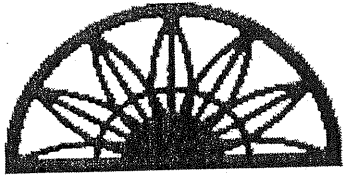
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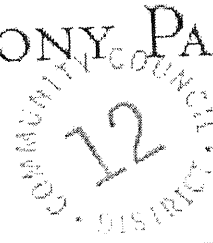
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SIGNATURE Caitlin E. Wood Caitlin E. Wood  
Print Name  
 ADDRESS cwood@avalonschool.org  
 EMAIL \_\_\_\_\_



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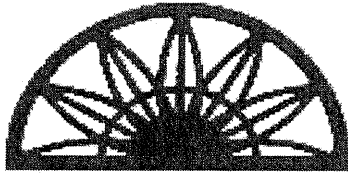
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SIGNATURE Wendy Sutherland Wendy Sutherland  
 ADDRESS 576 Cromwell Ave. St. Paul, MN 55104  
 EMAIL \_\_\_\_\_



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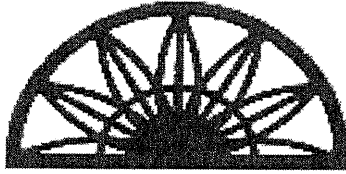
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SIGNATURE *Rick Sutherland* Rick Sutherland

ADDRESS 576 Cromwell Avenue, Saint Paul 55104 **Print Name**

EMAIL \_\_\_\_\_



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535 Glendale

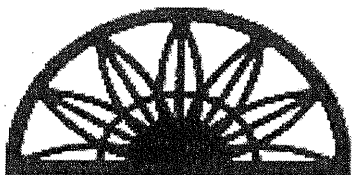
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SIGNATURE Gary Thomas GARY THOMAS  
Print Name

ADDRESS 506 Glendale st.

EMAIL \_\_\_\_\_



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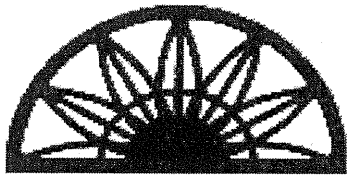
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SIGNATURE Marcus Albin Sherre M A Sherre  
Print Name

ADDRESS 494 Mississippi River Blvd N St Paul MN

EMAIL \_\_\_\_\_



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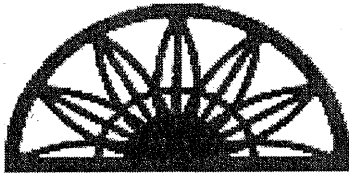
SIGNATURE  WARIE BREWSTER

Print Name

ADDRESS 540 Grandale St St Paul, MN 55124

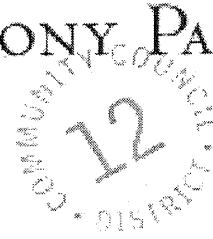
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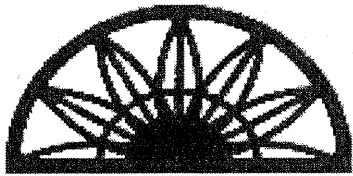
BARBARA STONE

Print Name

ADDRESS

540 GLENDALES - ST. PAUL 55109

EMAIL



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SIGNATURE Siret Ener Siret Ener

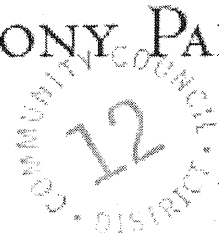
Print Name

ADDRESS 2280 St. Anthony Ave

EMAIL SiretHe@gmail.com



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Joseph J Mullen

Print Name

ADDRESS \_\_\_\_\_

574 Otis Ave St Paul MN 55104

EMAIL \_\_\_\_\_

joe.mullen@caibonclan.us



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ADDRESS

1497 Hqthe St. - St. Paul

Print Name

EMAIL

kay.purdy@comcast.net



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SIGNATURE /r  
T

CL  
Print Name

ADDRESS.  
EMAIL

444 OTIS AVE

S.T MUL WAJ  
@, (LO



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*Toni L. Roe*

Print Name

ADDRESS

554 Otis Avenue - St. Paul

EMAIL

TONI.L.ROE@honeywell.com

John,

As council member, land use committee member & and environment committee for dist 12 community council, I fully support your efforts and would like to have my name added to the petition.

Unfortunately, I will not be able to attend later today so please let them know that I too feel very strongly about this issue and we need to send a message to the city that we are not in favor of this development as presently proposed!!!!

Good luck!!!!!!

Sincerely,

Stephen Mastey, ASLA, CLARB, LEED AP

Landscape Architecture, Inc.

856 Raymond Avenue, Suite C

St. Paul, MN 55114

651.646.1020 office

651.246.1151 mobile

internet: [www.landarcinc.com](http://www.landarcinc.com)

e-mail: [stephen@landarcinc.com](mailto:stephen@landarcinc.com)

I have signed below:

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SIGN HERE: Dr. George Richter, CMfgE

I support the Union Park District Council's appeal of the site plan for the PORT AUTHORITY'S development at PELHAM/WABASH to the Saint Paul City Council.

SIGNATURE

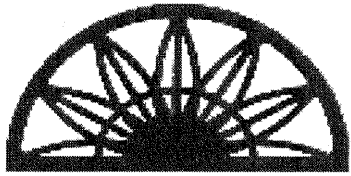
Print Name: Dr. George Richter

ADDRESS 2016 Merriam Lane

EMAIL [eng2gbr@aol.com](mailto:eng2gbr@aol.com)

Please sign and return this petition to 535 Glendale St, or scan and send to [john@unionparkdc.org](mailto:john@unionparkdc.org).





**UNION  
PARK**

ST. ANTHONY PARK



**Desnoyer Park  
Improvement Association**

### We Need Your Signature

The Desnoyer Park Improvement Association, Saint Anthony Park Community Council and the Union Park District Council need Desnoyer neighbors to speak up! The Port Authority is trying to develop 650 Pelham Blvd in a way that conflicts with the neighborhood's plans, the City of Saint Paul's Comprehensive Plan and other adopted plans for the site. The DPIA, Union Park District Council and St. Anthony Park Community Council's concerns have not been addressed, and the developer refuses to work with us.

**The CONCERNS:**

- 196 parking spaces (when it is less than .25mi from the Raymond CCLRT Station)
- Building would be set back from Pelham, surrounded by parking on all sides
- No confirmed tenants for the site (building on speculation)
- Potential warehouse space
- Suburban style plan

**The NEIGHBORHOOD needs your help to make sure that:**

- A pay-for-parking lot is not built, as it would increase traffic through Desnoyer Park
- The building is located up to Pelham and Wabash (a crime-prevention technique and safety feature for pedestrians and bicyclists on Pelham)
- The building does not sit empty after it is built
- More than 68 jobs are created at the site
- Development is transit-oriented and respects urban design and the new Light Rail
- Pelham remains a Gateway to Desnoyer Park, especially because it is part of the Grand Rounds and a current bike route

### SIGN HERE

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SIGNATURE Lloyd A. Howe Lloyd A. Howe

ADDRESS 529 Glendale Street, St. Paul, MN 55104 **Print Name**

EMAIL Andyhowe@comcast.net