

RECEIVED

AUG 04 2015

CITY CLERK

LANDSCAPE RESEARCH LLC

Cultural Resource Management

Saint Paul City Council
15 W. Kellogg Blvd. #310
St. Paul, MN 55102

August 3, 2015

RE: Raymond Avenue Flats Appeal

Dear Members of Saint Paul City Council,

I am unable to attend the City Council appeal hearing and submit this letter to be entered into the public record.

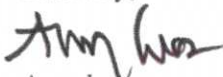
I was retained by Exeter Group LLC as the historic advisor for the proposed Raymond Avenue Flats project and participated in design consultation as well as the Heritage Preservation Commission hearing. As a principal at Landscape Research LLC, the majority of my consulting services include management of historic tax rehabilitation projects undergoing design review by local commissions, the State Historic Preservation Office and the National Park Service.

I believe the commission's denial of the project should be overturned for a number of reasons. Preservation commissions were created to guide alterations to historic properties and districts, not prevent change or freeze buildings in time. The General Motors Building (1928) is a one-story building designed as unheated garage space. Reuse has been difficult for the building with inordinate floor space (39,200 s.f.) on one level and limited windows and light, which is proven by the long-term vacancy. The proposed project is a thoughtful preservation solution for an obsolete building design.

The St. Paul Heritage Preservation Commission has already set the precedent for new construction in the historic district with the approval of the six-story Lyric apartment building, which replaced a one-story building on University Avenue. The Raymond Avenue Flats proposal preserves all elevations of the one-story historic building as well as views along University Avenue; the proposed five-story rear addition is generously set back 77 feet from the street face.

With the proposed addition, the property may lose its contributing status in the historic district, but the historic building will be retained and preserved. Additions to historic buildings in the Lowertown and Summit Avenue historic districts have also led to a change in individual contributing status, but have not damaged the overall historic status of these districts. In fact, the St. Anthony Falls Historic District in Minneapolis, significant for its milling history, has witnessed demolitions of grain elevators and significant alterations and additions to grain mills, but the historic status of the district has not been re-evaluated.

Sincerely,



Amy Lucas
Principal, Landscape Research LLC



1926 Penn Avenue S.
Minneapolis, MN 55405
(612) 374-9728
(612) 374-9726 FAX
alucas@landscaperesearch.net

RECEIVED

AUG 04 2015

CITY CLERK

St. Anthony Park Community Council/ District 12
890 Cromwell Avenue,
Saint Paul, MN 55114
651/649-5992 TEL www.sapcc.org

ST. ANTHONY PARK



July 15, 2015

To whom it may concern:

On behalf of the St. Anthony Park Community Council (SAPCC), it is my pleasure to write a letter of support for Exeter Group LLC's proposed mixed-use project located at 2400 University Avenue in Saint Paul, 55108

On July 9, 2015 SAPCC Board of Directors passed a unanimous vote resolution in favor of Exeter Group LLC's development of 119 apartment units and the conditional use permit request to increase the permitted building height to 75 feet. This vote was based on a presentation from Exeter to SAPCC's Land Use committee on July 2nd, 2015. Land Use moved to enthusiastically support Exeter's Raymond Avenue Flats project, including the conditional use permit as needed for the proposed 75 foot structure.

Please feel free to contact us with questions regarding our support for this project.

On behalf of the SAPCC, I thank you for your time consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Suyapa Miranda".

Suyapa Miranda

Suyapa Miranda, Executive Director
SAPCC: Saint Anthony Park Community Council

RECEIVED
AUG 04 2015
CITY CLERK



July 29, 2015

Council President Russ Stark
City of Saint Paul
310-D City Hall
15 Kellogg Blvd. West
Saint Paul, MN 55102

VIA EMAIL

Re: Mixed-Use Redevelopment at 2400 University Avenue

Dear Council President Stark:

As the State's largest local chamber and an advocate for expanding the tax base through private investment in high density transit-oriented development, the Saint Paul Area Chamber of Commerce (SPACC) writes to express its strong support for Exeter Group's proposed mixed-use redevelopment at 2400 University Avenue. This project will be a catalyst for the neighborhood that excellently leverages the billions already invested in public infrastructure and re-zoning along the Green Line transit corridor.

The addition of 119 modern sustainable apartment units will combine with renovated street level commercial spaces to create a 21st century high-density transit-oriented development. Exeter's plan will improve the site's streetscapes, creating a more pedestrian friendly experience within a key transit zone. Additionally, Exeter will preserve and update a functionally obsolete industrial building while respecting its heritage within the University-Raymond local historic district.

Exeter's stellar record as a developer demonstrates this project will be successful. Their recent work in the neighborhood, which includes the successful historic rehabilitation of the adjacent Chittenden and Eastman Building into the award-winning 104-unit C&E Lofts Apartments has been nothing short of exceptional. We believe Exeter's track record proves they will deliver a best-in-class product that is sensitive to both the market, historic character of the neighborhood, and the surrounding community. Simply put, this is exactly the kind of development for the Metro Green Line and we urge you to support this project.

Please feel free to contact me with any questions or comments. Thank you.

Sincerely,

Matt Kramer
President

cc: Members of the City Council, city of Saint Paul



RECEIVED
AUG 04 2015
CITY CLERK

To whom it may concern:

I have recently been informed of a new project that has been proposed by Exeter Group for the building located at 2400 University Avenue/735 Raymond Avenue. The proposal includes new housing to be built on top of the vacant one-story commercial building. The existing one-story building would be retained and used for parking and commercial uses.

As owners, developers, and managers of commercial real estate, including buildings in the University Corridor such as 662 Cromwell, 652 Transfer Road, 801 Transfer Road and 2103 Myrtle, we would like to express our support of more density on the 2400 University Avenue/735 Raymond Avenue site. We are confident this addition will not only preserve the current image and ascetics of the building and neighborhood, but will also continue to utilize under-developed land in a way that will benefit the residents, businesses, and the tax base by intelligently leveraging the LRT with a Transit Orientated Development.

Sincerely,

A handwritten signature in cursive script that reads "Chad Commers".

Chad Commers

Vice President

RPMC

651-633-6312

ccommers@roseprop.com



RECEIVED
AUG 04 2015
CITY CLERK

August 5, 2015

Council President Russ Stark
Saint Paul City Council
15 Kellogg Blvd W. 310-D
Saint Paul, MN 55102

Council President Stark,

The Midway Chamber of Commerce would like to take this opportunity to express our strong support for Exeter Group LLC's proposed mixed-use redevelopment of a site at 2400 University Avenue in Saint Paul. More specifically, we ask that you take action to allow this important project to move forward.

We view this as a transformative, value-add opportunity that appropriately leverages the billions already invested in public infrastructure and re-zoning along the Green Line transit corridor. Allowing the project to move forward also sends an important message to developers and others interested in investing in the Midway area that our community is open to new ideas and opportunities.

The addition of 119 apartment units will add much desired transit-oriented housing density with modern, sustainable apartments atop the renovated street level commercial spaces. The developer's plan will improve the site's streetscapes and create a more pedestrian-friendly experience within a key transit zone. In addition to generating density, Exeter Group will preserve and update a functionally obsolete industrial building while respecting its location within the University-Raymond historic district.

In addition to its well designed plan, we strongly support the work the developer, Exeter Group LLC, has completed in the neighborhood that includes the successful historic rehabilitation of the adjacent Chittenden and Eastman Building into the award-winning, 104-unit C&E Lofts Apartments. They have strong connections to our community and their track record demonstrates Exeter will deliver a best-in-class product sensitive to both the market and the surrounding community.

This is an exciting time in our community and your work to approve this project will help continue the positive economic momentum in Saint Paul.

Thank you for your consideration.

Sincerely,

Midway Chamber of Commerce Board of Directors

cc: Members of the Saint Paul City Council