

Dear Mitra and Matt,

It was a pleasure to meet with you this afternoon. Congratulations on your new position, Matt!

Thank you very much for coming to the neighborhood. In my experience, it is much easier to visualize properties on site, rather than looking at rectangles on a zoning map. Sorry we did not have time for a rainy walking tour today; however, it sounds like the two of you have already spent time perusing Marshall Avenue on your own.

Please find attached some images I intended to share with you today that show existing built examples in St. Paul of the various multi-family residential "R" or mixed-use Traditional Neighborhood "T" zoning being proposed along Marshall. As mentioned, the neighbors surrounding 2122 Marshall Avenue at Finn (image also attached) are extremely distressed that this corner historic home could potentially be replaced by a large mixed-use T2 structure. It would tower over all the existing surrounding circa 1910 homes and be out of context. Additionally, there would likely not be any commercial/business demand at this corner, in light of how close the Cretin and Cleveland mixed-use intersections are (only one block either way). And the Finn/Marshall intersection has no traffic-control signal. The proposed T2 and T3 rezoning at Cretin and Cleveland are, in my opinion, on much more solid footing than is T2 at 2122 Marshall.

If you are open to it and have time, I would enjoy and appreciate discussing a few more details and questions with you at your offices. I have been involved in the West Marshall Avenue rezoning process from the very beginning (July 2017) and know the sometimes spirited debates and considerations that underpin most of the zoning recommendations contained in the Planning Commission's August 10 report. I am happy to help, and despite my Marshall Avenue home address, believe I am capable of evaluating these issues with you objectively.

We look forward to working with you more on this, and will try drum up neighborhood support, once the amendments are further refined. I am copying Brandon and UPDC Board President, Dan Taylor, who had prior commitments today and we unable to join us.

Once again, thanks,  
Dean

**Dean M. Nelson**  
**Co-chair, Union Park District Council Committee on Land Use and Economic**  
**Development**  
2000 Marshall Avenue  
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# RM1 Style buildings of West Marshall “1920s Style”

**1990 Marshall (built 1925, west of Moore)**



**1630 Marshall (built 1929, at Fry Street)**



# RM1 Style buildings of West Marshall “1960s Style”



## RM2 Zoning Nearby Example:



**Grand & Finn Apartments, 2124 Grand Avenue**

5 stories, 20 units, 80+ residents, built 2013

## T1 Example Structure:



**260 Perlman Avenue (at West 7<sup>th</sup> Street , Shaller Sholom East Campus)**

## T2 Zoning Nearby Example:



**The Finn (725 Cleveland Avenue South)**  
Variance to 4-story Mixed use

## T3 Zoning Nearby Example:



**Vintage on Selby (at Snelling Avenue)**

5-story mixed-use building (236 residential units), built in 2015

**T3 Traditional Neighborhood, Mixed-Use, High-density Zoning**