



Union Park District Council

1821 University Avenue, Suite 308, Saint Paul MN 55104

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Mitra Jalali, Councilmember Ward 4
Russel Balenger, Councilmember Ward 1

August 14th, 2023

**Union Park District Council Executive Committee
Regarding Interim Use Permit Applications for the United Village
Development/Snelling-Midway Redevelopment Superblock**

The Union Park District Council (UPDC) does not wish to amend its stated position most recently provided on October 13, 2021. UPDC's position and sentiment expressed then appropriately applies to both interim use permit applications today. Please see attached 2021 letter for reference.

We strongly encourage a contextual familiarity of the 2021 letter as it references a prior letter which was provided on August 15th, 2018. With the benefit of hindsight perhaps we can together agree that greater concern for the community most immediately impacted by the interim parking needs to be managed with serious caution and consideration. Please see the 2018 letter with accompanying attachments.

Additionally, UPDC wishes to express a deeply felt frustration and disappointment that maintenance of the existing interim parking has been neglected. The impact to the community, by allowing garbage to remain accumulated for extended periods of time, has diminished trust among community members and harmed the quality of the area. It is our hope that the city will provide a clear process of accountability if the interim use permit applications are approved. Toward this end we request an assigned contact who is responsible to manage cleanliness of the area. We request that the area of maintenance be definitively communicated. We request a reporting process should the neglect persist.

Thank you for your consideration,
Leah Timberlake Sullivan, UPDC ED, on behalf of:
Union Park District Council Executive Committee

CC Kady Dadlez, Senior City Planner



UNION PARK DISTRICT COUNCIL

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October 13, 2021

Dear Councilmember Mitra Jalali and Councilmember Dai Thao,

We reiterate the Union Park District Council's ["UPDC"] previous statements and recommendations regarding 1814 University Avenue [hereinafter "the Midway Center"] and extend additional suggestions and requirements set forth by the Board. We also recommend that the City of Saint Paul brings any proposal for public funding to the Midway Development such as Tax Incremental Financing ["TIF"], Met Council Grants, and so forth to include strong community benefits and that such decisions include the UPDC.

In particular:

- While we reluctantly acquiesce to the parking lot proposal set forth by the owners of the property, we firmly recommend that the parking lot remain a temporary solution. More specifically, the parking lot should remain gravel or other permeable surfaces rather than paved from the standpoint of permanency. We request an annual review and update with UPDC to demonstrate the need for this temporary parking.
- We recommend that the temporary parking lot be maintained, as well as the entire parcel, as a significant portion of the parcel currently is unmaintained and an eyesore to the community and those traveling on the Green Line.
- We recommend that a maintenance manager is assigned to the parcel with the responsibility to review, report, and address any maintenance issues with the parcel and including the adjacent right of way as it is highly visible to the neighborhood, and more importantly, is highly traveled and a centerpiece of our commercial district of St. Paul.
- We reiterate our previous position and recommendation that Affordable Housing with a 60% AMI and deeper affordability to a 30% AMI, be incorporated into the redevelopment plans of the Midway Center site due to the area's designation as a Federal Opportunity Zone and the Tax Incremental Financing offered and allocated to the redevelopment of the site.
- We reiterate our previous position and recommendation that locally owned small businesses be thoughtfully and fully incorporated into the redevelopment plans of the Midway Center site.
- We recommend that the redevelopment plans include pedestrian-friendly streets, pathways, surfaces, and building development to encourage environmentally proactive and sound practices and policies.

Respectfully,

Abdulrahman Wako

Executive Director

Union Park District Council

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Hamline Midway Coalition and UPDC Executive Committee request to delay vote
on interim use permit for 400 Snelling Avenue (Stadium Parking)

I am writing on behalf of the Hamline Midway Development Committee and the Union Park District Council Executive Committee regarding the space at 400 Snelling Ave proposed to be used for parking lots for up to five years. While we appreciate the need for additional parking on the roughly 20 soccer event days, this space resides in a neighborhood of people who interact with the location 365 days per year. We believe it is possible to create a dual use for this space that can meet the needs of the team and the community.

We ask you to delay approval of this permit to allow time to develop multiple uses for this space.

When representatives from the Union Park District Council and Hamline Midway Coalition met with Bill McGuire in March 2018 we proposed low-cost ways to make the space aesthetically pleasing and feasible for people to gather and connect with neighbors when not being used by the team. He rejected the ideas with no consideration because he said the space would be developed in a short time and that whatever was developed would need to be torn down almost immediately. We also met with him again in July and he indicated that the space would be used only for parking. He did not mention this public hearing and that meeting.

The team's request for permission to use the space for parking for 5-years indicates that imminent development is less likely than first anticipated, and that the suggestions made by the community representatives should receive serious consideration. Also, because these parking lots will be paid lots on game day we believe this revenue will offset the modest expenses incurred in creating dual use.

With that in mind we respectfully request that you delay approval of this interim permit and direct the team to work with Mortenson and representatives from the community district councils (and/or members of the newly created Community Benefit Fund task force) to create a revised plan reflective of a multi-use design for this area. Images of suggested uses are attached.

We believe it is reasonable to delay this decision because the team will not need parking until spring 2019, which leaves adequate time to create and implement a shared vision for the space.

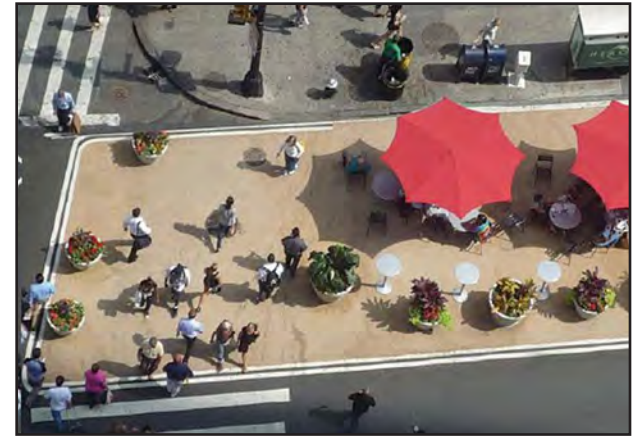
Thank you for your consideration.

Megan Conley, Ward 4 resident, on behalf of:

Union Park District Council, Executive Committee

Hamline Midway Coalition and MichaelJon Olson, Executive Director

Community Benefits Fund representatives from Ward 4



Potential Pedestrian Plaza Layout





