

From: JOHN T THOEMKE
Sent: Friday, June 29, 2012 2:02 PM
To: James, Patricia (CI-StPaul)
Cc: Kerry Antrim
Subject: 1394 Jackson

To: Patricia James

Re: 1394 Jackson Street

Attached and pasted below is a letter concerning the property at 1394 Jackson.

June 29, 2012

To: Patricia James
Saint Paul Department of Planning and Economic Development

Re: 1394 Jackson Street

Over 40 years ago my husband, John, and I made the decision to build our home in the North End neighborhood of Saint Paul. A year and a half ago we, along with our son, started a small business on Rice Street, JMT Subs.

For all of these years we have been actively involved in the community, including participating in countless meetings as residents and business owners worked together to develop the District 6 Comprehensive Plan that was finally adopted by the City Council in April 2012.

We disagree with the decision of the Planning Commission that granted a conditional use permit requested by the Volunteers of America (VOA) for the property at 1394 Jackson Street. The VOA requested that permit in order to use the property for a Department of Corrections community residential facility.

The proposal by the VOA is in direct conflict with the Comprehensive Plan which states that use of that site shall remain industrial. An earlier plan for that area, the Arlington-Jackson Plan, is still in effect and calls for industrial redevelopment to include increased employment, creation of jobs, and an increase in the tax base for the city. The VOA proposal accomplishes none of this and, in fact, would simply move staff from its current site in Roseville.

Lastly, we are concerned for the long-term businesses, such as Advance Shoring, already located in the area, and the affect such a residential facility would have on their operations.

Sincerely,
Mary Thoemke
1483 N. Kent Street
Saint Paul, MN 55117

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We are so dissapointed that this facility was even looking at this valuable industrial land.....this is not what was planned for this area in the District 6 Comprehensive Plan. This area was suppose to be built industrial that would be a plus to the city and the surrounding area....with jobs...etc.

What is most alarming is the amount of the variance from 16 to 74.....that number is over whelming , especially if these prisoners are allowed to roam the streets at times.....there already are at need/special care facilities in the area that are close by.... TheTransitional Home and McDonough Homes which is the largest public housing...adding another would be overconcentration.

We now have the Karen's in the area and there is a large amount of them that are trying to find jobs so they can enter our society....and this would be a perfect place for them to work if it were industrial....as many of them cannot drive cars and they all live near by....

All in all I do not think this would be a suitable place for the VOA to relocate. It would take the land off the property tax roll. The amount of unemployed people in the North End is very large already....and the variance they are asking for is simply to large.

Thank you.....Jean Ehrnreiter
68 E. Hawthorne Ave
St. Paul, Mn. 55117

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To: St. Paul City Council

From: John Jungwirth
1111 Abell St.
St. Paul, MN 55117

Re: File #'s 12-067-225 (District 6 Planning Council and 12-068-368 (Volunteers of America
– MN) regarding Conditional Use Permit for 1394 Jackson St.

Date: July 2, 2012

I wish to state my opposition to granting the Volunteers of America a conditional use permit for the property located at 1394 Jackson Street in St. Paul. The City Planning Commission has already approved such a permit with a modification to allow 32 residents which is a 100% increase over the 16 residents allowed for this property. I feel that the requested 74 beds, an increase of over 350%, is simply too great.

My objections to granting such a huge increase in the allowable number of residents who could reside at this facility are as follows:

- Use of industrial land for this purpose is contrary to the intent of the D6 plans adopted by the City. The community needs the high density, living wage jobs that industry such as those on the east side of the Arlington/Jackson industrial site provide. The intent has always been that when the west side of the Arlington/Jackson site was redeveloped, it would be consistent with the redevelopment that has already taken place on the east side of the A/J site.
- There is already an over concentration of residential programs in this immediate area; McDonough public housing, Jackson Street Village, and Transitional Homes.
- This correctional facility would be detrimental to the future redevelopment of Arlington/Jackson west. How many businesses would choose to locate next to this facility? Any business that creates noise, has truck traffic, or operates overnight would surely end up dealing with complaints from residents of 1394 Jackson St. Additionally, aren't residents entitled to some level of peace and quiet as well as a good night's sleep?
- This is not a good use of valuable industrial property in the City and would remove the land from the property tax rolls.
- The proximity to the Trillium Park and Trout Brook Regional Trail could create a negative perception of the safety of these amenities and adversely impact usage. The Federal Government, City, State, County, Met Council, DNR, and MNDOT have invested millions of dollars on these projects.
- In terms of safety, the North End area is already waging a battle against crime as evidenced by the crime statistics from the St. Paul Police Department. This proposed facility will do little to alter public perception as it concerns the safety of the North End area.

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Dear City Counsel:

I strongly object to the Volunteers of America's purchase and use of 1394 Jackson Street to be used as a halfway house for federal and state prisoners.

My objections are as follow:

The project is not consistent with the District 6 Comprehensive Plan and the intent of the Arlington/Jackson Plan.

This is not a good use of valuable industrial property in the City.

It would remove the land from the property tax rolls.

It would not create the large numbers of good paying jobs/benefits that we need in this neighborhood and that an industrial/manufacturing use would provide.

This area would have an overconcentration of needs/services since it would be located near McDonough Homes (the largest public housing development in St. Paul), Jackson Street Village, and Transitional Home. This, in combination with the already high level of poverty and unemployment in the North End, adds to the overconcentration.

The City Ordinance allows for 16 beds. Seventy-four beds is simply too large a variance.

Bruce LaBelle
1114 Abell Street
St. Paul, MN 55117

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