

Jerve, Anton (CI-StPaul)

From: Catherine <cezeta57@usfamily.net>
Sent: Thursday, February 06, 2014 7:06 PM
To: bwenc1@msn.com
Cc: Drummond, Donna (CI-StPaul); Jerve, Anton (CI-StPaul); #CI-StPaul_Ward1; Thao, Dai (CI-StPaul); #CI-StPaul_Ward4; Stark, Russ (CI-StPaul)
Subject: Goodwill CUP

Follow Up Flag: Follow up
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Dear Ms. Wenc1, Chair and members of the Planning Commission,

I am a steering committee member of the grassroots community organization, Neighborhoods First! Neighborhoods First! has a membership of over 300 citizens and we advocate for sustainable improvements to our community that reduce single occupancy vehicle use, maintain and improve air and water quality and add green space with native plants. We were just recently informed, yesterday via the Villager, of the proposed Goodwill offices at 1221 University. We oppose the project due to its need for four variances to comply with the Zoning Code:

The variances call for—a store larger than permitted, a drive through that impinges on the 60 foot setback from residential property, an additional 139 feet for parking and reducing the alley setback from 13 to 7.5 feet.

The alley setback variance is to allow for a larger building, which also needs a variance. The drive through will impinge on adjacent residential property and will average 7 cars per hour, entering on University and exiting through the alley. Screening has been proposed. This is an environmental justice issue. The alley is adjacent to single family housing. Screening will not prevent noise and air pollution. The additional traffic is not consistent with the “health, welfare and reasonable enjoyment of adjacent properties”.

An additional 139 feet for parking again needs a variance, and is not transit oriented development. The Green Line will pass in front of this property. This is a variance for accommodation to more cars.

The Hamline Midway Coalition has opposed this plan.

We propose Goodwill downsize the building to fit the site and adhere to zoning code required set backs and restrictions. Goodwill’s Fairview store, about 2 miles west in an industrial area has a donation drive through. Rather than expand parking, we suggest Goodwill add much needed green space, as a picnic area for employees and for urban relief. Other suggested and welcome improvements include permeable parking surfaces and the use of native plants for landscaping.

Thank you for opposing this project as proposed.

Catherine Zimmer
Neighborhoods First!