

Radel, Jamie (CI-StPaul)

From: Brian Pergament <brian@pergolaonline.com>
Sent: Tuesday, June 10, 2014 4:33 PM
To: Radel, Jamie (CI-StPaul)
Cc: 'Brian Pergament'
Subject: File # 14-293-465

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Radel,

I respectfully request St Paul Planning Commission Zoning Committee deny Applicant for File #14-293-465.

My company owns and manages over one hundred housing units within approx 100 feet of this proposed Domestic Abuse Project. Additionally our office is located across the street at 201 Western Ave N. I oppose the contemplated conditional use permit and request denial based on any or all of the following three areas of concern:

- 1) Section 65.132 REUSE OF LARGE STRUCTURES: This section allows for conversion or reuse of residential structures of over nine thousand (9,000) square feet gross floor area and permitted non-residential structures such as Churches and Schools. **This condition is not met.** The GFA of the existing structure is significantly less than 9,000 square feet in which case, this condition is not met for reuse as a residential structure. Therefore, the Applicant appears to be making the claim that the structure is a reuse of a permitted non-residential building such as a School since the building previously had a Conditional Use Permit (CUP) for that use. The structure was originally built as a four or five unit apartment building and remained as such until the College of Visual Arts applied for a CUP for use as a school. The prior use as a school has not been in existence for well over a year and the CUP for use as a school has long since expired. A CUP cannot permanently change the permitted use of a structure after the conditions of the CUP are no longer in force. The permanent change of use for a structure can only be accomplished through a rezoning, not a CUP. The current applicant's apparent argument that the structures use was permanently changed from residential to school through an expired CUP is a subterfuge. The applicant's attempt to use Section 65.132 to change use from School structure to office rests on the false assumption that the temporary use of the small residential structure as a school survives the expired CUP.
- 2) Section 65.132 (d) Parking for the new use shall be in accordance with the requirements of Section 63.200: Section 63.204(a) Change of use within a structure requiring additional parking. **It needs to be determined if this requirement has been met.** I request that an As Built Survey of the structure be conducted to determine how much GFA will be used in the proposed use based on Applicant's architectural plans for use within the structure. Prior to approval of CUP, Applicant should be required to submit architectural plans showing build-out of contemplated office spaces so that the required number of spaces can be accurately calculated and compared to the current availability of parking on the site.
- 3) The Applicant has request of a modification of the consent petition so that less than 2/3 of the property owners within 100 feet need sign. The Applicant needs to prove certain conditions are met for this request to be approved. 1) EXCEPTIONAL OR UNDUE HARDSHIP HAS BEEN PROVEN: **This condition has not been met.** If the modification of the consent petition is denied, the owner of the property would not experience exceptional undue hardship since market conditions for multifamily apartments which is allowed under current zoning

(RM2) is in higher demand than the applicant's proposed office use. In fact current vacancy rates for multifamily apartment buildings (current zoning) are under 4% while office space (proposed CUP) is over 10%. 2) DENIAL LIMITS THE LAWFUL USE: **This condition has not been met.** The strict application of the consent petition requirement would not unreasonably limit the lawful use of the property or existing structure as an apartment building. The building has always been zoned for RM2 and that use is consistent with surrounding property uses and current zoning of RM2; therefore, the lawful use of the structure as an apartment building would not be limited if this modification of consent petition is denied. 3) THIS MODIFICATION IS CONSISTANT WITH REASONABLE ENJOYMENT OF ADJACENT PROPERTY: **More data is needed to determined if this condition has been met.** The proposed general office use would potentially place interfere with the enjoyment of neighboring properties due to the fact that it is unknown if enough parking exists on the applicant's property to support the minimum requirements of 1 parking space for every 400 sq. ft. of GFA.

Thank you for the opportunity to express my concerns regarding this matter. If you have any questions or would like to offer any clarifications, I can be easily reached.

Sincerely,
Brian Pergament
Pergola Management, LLC
651-602-9150 – office
Owner/Manager of Properties Located within 100 feet of applicant
383 Dayton Ave
389 Dayton Ave
395 Dayton Ave
397 Dayton Ave
405 Dayton Ave
204 Western Ave N
208 Western Ave N



Quality and Value in Residential Living

2545 Garfield Avenue South
Suite 101
Minneapolis, MN 55405
(612) 886 - RENT

www.OlympusPropertiesTC.com

June 17, 2014

TO: St. Paul Zoning Committee
FROM: Joe Knapp
RE: 390 – 394 Dayton Conditional Use Permit

Members of the St. Paul Zoning Committee,

I received a Public Hearing Notice for a Conditional Use Permit for a Domestic Abuse Intervention Project at 390 – 394 Dayton. I am the owner of the following neighboring properties located within 100 feet of the applicant:

- 402 Dayton – Unit 1 - Condo
- 402 Dayton – Unit 2 - Condo
- 402 Dayton – Unit 3 - Condo
- 402 Dayton – Unit 4 - Condo
- 402 Dayton – Unit 5 - Condo

As the owner of these units it is my concern how a Domestic Abuse Intervention Project would negatively affect my residents and any safety issues that would arise from the nature of the CUP.

As a former Property Manager with a similar tenant, and a father of a daughter who worked at a similar facility, I am fully aware of the issues that arise. The unexpected presence of the abuser is always a concern.

LOCATION ISSUE – NOT THE APPOROPRITE LOCATION

I spoke with the Attorney with the Saint Paul Domestic Intervention Project at length. The Attorney said the Saint Paul Domestic Intervention Project was going to present letters of support from current neighbors of their location on Marshall Avenue. While neighbor support is important in this case it is a slight of hand.

Their Marshall location is surrounded by:

- To the south
 - All American Self Storage (encompasses entire block)
- To the west
 - 3 single family homes
 - Office / Warehouse
 - Power station
- To the east

- Office / Warehouse
- 2 single family homes
- Taxi dispatch office
- To the north – Across the alley
 - Single family homes

The Dayton location is surrounded by:

- To the south
 - Retail
 - **Heavy multifamily housing**
- To the west
 - 1 single family home
 - **Heavy multifamily housing**
- To the east
 - **Heavy multifamily housing**
- To the north
 - **Heavy multifamily housing**

Placing a Domestic Intervention Project in the middle of the Dayton **heavily populated** neighborhood is not appropriate.

PARKING ISSUE – ALREADY CROWDED

Parking on Dayton Avenue is already very congested. It is also my understanding that in addition to staff there will also be domestic abuse victim meetings held at this location. While there is a small parking lot next to the building where would the meeting attendees park? I was also told these meetings would be later at night when the street is already packed. The St Paul Zoning Committee would only add to the existing parking problem by approving a conditional use permit for the Saint Paul Domestic Intervention Project.

NEIGHBORHOOD SUPPORT

The Saint Paul Domestic Intervention Project believes neighborhood support is necessary, so do I. However, in this heavily populated area support does not exist.

I have spoken with Brian Pergament of Pergola Properties and have reviewed his response of which I am in full support. Brian is the Owner/Manager of the following Properties Located within 100 feet of the applicant

- 383 Dayton Ave
- 389 Dayton Ave
- 395 Dayton Ave
- 397 Dayton Ave
- 405 Dayton Ave
- 204 Western Ave N



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www.OlympusPropertiesTC.com

- 208 Western Ave N

While I am fully supportive of Domestic Abuse Centers and aware they serve a very necessary and noble purpose, attention and respect should be given to keeping the issues that follow out of highly populated neighborhoods like they did at their Marshall Avenue location.

Sincerely,

Joe Knapp
Owner
Olympus Properties
O:(612) 886-RENT (7368)
F:(612) 874-0289
joek@OlympusPropertiesTC.com

**MARK VOERDING
113 FARRINGTON STREET
SAINT PAUL, MN 55102**

July 1, 2014

Members of the Zoning Committee:

I have reviewed the proposal submitted by the College of Visual Arts on behalf of Saint Paul Domestic Abuse Intervention Project and the related staff report. In doing so, I am opposed to the proposal for the following reasons:

- 1) It is my understanding that the parking at the site is not accurately reflected because of an un-resolved easement making the current 10 vehicle lot inaccessible;
- 2) **The staff statement that the proposal is a hardship is not an accurate statement.** The owners have submitted no evidence and have not demonstrated that the property cannot be put to use that complies with the zoning code. This area has a long history of rehabilitation and appropriate re-use of existing structures, maintaining and increasing property values, maintaining higher rents - rents that are more than sufficient to support upgrades and improvements – and there is a need for more residential property in the city and east metro area. Plus, because of its location and access to bus and LRT transit, it is within the corridor in which the city’s policies recommend more housing, not less.
- 3) This is an RM-2 district which states *“The RM2 medium-density multiple-family residential district is intended to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements, as well as uses that serve the needs of the multiple-family residential districts. It is intended to provide for comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities.”* **Office structures or other commercial uses are not permitted uses in an RM-2 zone.**
- 4) **The statement that the petition “is not practical” is simply a ruse to circumvent the petition process.** The zoning code and other city ordinances that require petitions make no distinction between the owner of a single property owner and one who owns several properties. Each distinct property requires approval of a set percentage of property owners whether a single owner or multiple owner. Every property within the required area gets a voice. Owners of condominiums each get a voice, not one unit on behalf of all. That is a long-held practice in the city. The true purpose of the variance is to assure that the process moves forward when owners cannot be identified, are too distant or there are simply too many to reasonably contact. That is not the case and would not likely stand a legal challenge.

- 5) **The staff statements that the use “is consistent with the health, morals and general welfare of the community” and that it “is consistent with the reasonable enjoyment of adjacent property” are made without basis and without supporting documentation.** In fact, the opposite may be true. The use of the building for meetings raises the demand for parking which in an area that already has demand from visitors to many high-volume business including the 5 bars and restaurants within less than 500 feet, none of which could comply with off-street parking requirements.
- 6) The District 8 Land Use Committee vote to support the proposal is questionable because the community was never notified of the meeting in which the decision was made nor was that meeting posted on the District 8 webpage;
- 7) The adopted zoning code makes clear that one of the intents of the ordinance is “To provide for the adaptive reuse of nonconforming buildings and structures and for the elimination of nonconforming uses of land”. This building began it’s life as a residential structure and, under the code, should be returned to a conforming use;

Finally, once again a permitted institutional use in this neighborhood that ceases to exist would permit the conversion of a building to a use that is not be permitted and is not compatible with the area. The proposal, and sadly the staff report, throws the whole purpose of allowing institutional uses in residential zones into question when it is also used as a convenience to sell a property. It also suggests that the city lacks the ability to enforce its own adopted code.

While the Domestic Abuse Project is one very worthy of this community’s support, this decision is about use, not about the ownership. I believe the committee and the Planning Commission need to make their decision on what the law requires and permits, not who is making the request.

Respectfully,

Mark Voerding

June 5, 2014

To the St. Paul Zoning Committee and Planning Commission:

It has come to our attention that the St. Paul Intervention Project is coming before your committee for a conditional use zoning permit for 394 Dayton Ave.

As long-time residents who are adjacent to, or right across the alley from their current, 1509 Marshall Avenue location, we would like to describe what it has been like to have the St. Paul Intervention Project in our neighborhood for the past 23 years.

Their staff is always friendly and supportive of the neighborhood as a whole, and individually, to our families, children and pets. Although they do both good and hard work throughout our community, there has never been a disturbance of any kind at their offices. On the contrary, their staff's presence, as well as their occasional hosting of small, community-based meetings (with police, court personal and other community leaders) has only increased the neighborhood's sense of well-being. In truth, on most days, we barely notice they are there.

We feel the Summit University/Cathedral Hill community is inheriting very good neighbors, in every sense of the term.

We wish them the very best and will miss their presence in our close-knit community.

Sincerely,

Jonathan S Bucki
651-428-1191

Richard Gulbourn

Ding Ling

QD

1506 Igglehart Ave
St. Paul MN
55104

1490 IGLEhart
St Paul MN 55104

1484 Igglehart ave
St. Paul MN 55104
1506 Igglehart Ave Lower Level
St Paul MN 55104

Johnathan Bucki and Neighboring Residents of the St. Paul Intervention Project

Mary Joyce	1525 Marshall ave. St. Paul	651-291-8156
Alan Quirk	1463 MARSHALL St. Paul	651-222-4433
<hr/>		
Freda Zon	1493 Iglehart AVE	phone # not needed 651-208-9610
Brian Scott	1514 Iglehart ave	651-644-2566
Mary E. Gonsz	1524 Iglehart Ave	651-646-9628
Ray T. Hill	1540 Iglehart AVE	651-287-3097
Kim M. H.	1540 Iglehart Av	651-246-9668
Nellie M.	1535 MARSHALL AVE	651-646-6999

Radel, Jamie (CI-StPaul)

From: Chuck Belland <cabelland@aol.com>
Sent: Saturday, June 21, 2014 3:05 PM
To: Radel, Jamie (CI-StPaul)
Subject: Conditional Use Permit/390-394 Dayton Avenue, St. Paul

Follow Up Flag: Follow up
Flag Status: Flagged

Jamie...today, Saturday, I took a walk over to 390-394 Dayton Avenue. Nice building, great location. I have been informed by others in the neighborhood about the efforts of the St. Paul Domestic Abuse Intervention Project ("SPI") and proposed relocation to 390-394 Dayton Avenue. And although I don't know the organization first hand, I have a basic understanding what they do and who they help.

I believe 390-394 Dayton would be ideal for SPI. The SPI team needs to push forward and get their relocation efforts finalized. Any dissenting vote is self serving and gives no recognition to those who are providing a much needed service within our great city. As a neighbor and advocate for SPI, I vote strongly in favor of SPI'S relocation efforts to 390-394 Dayton Avenue.

Please feel free to contact me with concerns.

Thank you.

chuck

Chuck Belland
370 Marshall Avenue #508
St. Paul, MN 55102-1927
612-759-1081 cell

Radel, Jamie (CI-StPaul)

From: Stephanie Fay <stephaniefay@yahoo.com>
Sent: Tuesday, June 24, 2014 11:37 PM
To: Radel, Jamie (CI-StPaul)
Subject: 394 Dayton Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN. 55102

Dear Jamie,

We are the long time (20+ years) homeowners at 396 Dayton Avenue. We write to support and welcome the Saint Paul Intervention Project as our *very* next door neighbors at 394 Dayton Avenue. It was good to have the visual arts school as a neighbor these many years, and I believe it will be even better to have this long term community service agency own and utilize the building next. We fully support this conditional use, and we look very much forward to having the building occupied and vibrant once again.

Unfortunately, we are unable to attend the hearing next week, but we would be happy to talk to anyone who might want to contact us for any reason.

Thank you for your time.

Sincerely,

Stephanie Fay & Nancy Aarsvold

651.226.1935

Jamie Radel
City of Saint Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
Saint Paul, MN 55102

Dear Ms. Radel,

As an independent contractor of a small business in the Cathedral Hill area, I'm writing in support of the St. Paul Intervention Project and the purchase of the 394 Dayton property as their new office location. The commitment this organization has to keeping the women in our community safe and healthy is a wonderful example to all and will be a great addition to the neighborhood.

I believe myself, as well as other businesses, will benefit from having the presence of the community leaders that are involved with this organization in the area. The organization is a great fit in an already tight-knit community that takes care of one another and strives to continue to keep the neighborhood a friendly and welcoming area.

Please contact me with any additional questions or concerns.

Sincerely,
Kimberly Byers

Kimberly Byers
Urban Village Salonspa
651-330-8404
Kimberly.urbanvillage@gmail.com

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 W 4th Street
St. Paul, MN 55102

Dear Ms. Radel:

I am writing this letter in support of the St. Paul Intervention Project's proposal to purchase and occupy 394 Dayton Avenue for their office space. I have been a resident of the Cathedral Hill neighborhood for 8 years, and I believe the agency and its employees will be an asset to the neighborhood.

The St. Paul Intervention Project provides an important community service and we would be lucky to have their offices in our neighborhood. If you have questions, please feel free to contact me.

Sincerely,

Sarah Shefelbine
370 Marshall Ave Apt 501
St Paul, MN 55102

Radel, Jamie (CI-StPaul)

From: steven kluz <stevenkluz@gmail.com>
Sent: Thursday, June 19, 2014 3:12 PM
To: Radel, Jamie (CI-StPaul)
Subject: Conditional Use Permit/390-394 Dayton Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Radel: My wife and I have lived at The Aberdeen Condominium, 370 Marshall Avenue, St. Paul, since it opened in 2005. The Aberdeen is located approximately 200 feet from 390-394 Dayton Avenue. I have in the past served as President of the Homeowners' Association at the Aberdeen, and I am presently on its Board of Directors. (This letter is written in my own capacity, however.)

I have received notice of the Conditional Use Permit Application submitted by St. Paul Domestic Abuse Intervention Project ("SPI"). In response, I have taken it upon myself to review the Application submitted by counsel for SPI, and I have spoken to Rebecca McLane, Program Manager for SPI, to determine the likely impact relocation of SPI to my neighborhood would have.

Based upon my review, I am well satisfied that the proposed relocation will have no appreciable negative impact on the neighborhood. Instead, it appears that this relocation will provide a positive contribution to the neighborhood, and to the City of St. Paul as a whole. One need only pick up the newspaper to appreciate that domestic violence is a scourge that needs to be dealt with. I am satisfied that SPI, in fulfillment of its educational and counseling role, will make a positive contribution to abatement of domestic violence and, in so doing, will not be disruptive to the neighborhood.

In short, I believe that SPI will be a good neighbor and that they should be welcomed with open arms. Accordingly, I stand in support of approval of SPI's application for a Conditional Use Permit.

Very truly yours,

Steven J. Kluz
370 Marshall Avenue/#209
St. Paul, MN 55102

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN. 55102

Dear Ms. Radel:

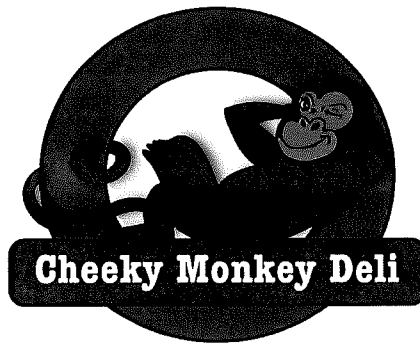
As a business owner in the Summit University/Cathedral Hill neighborhood and strong promoter for our neighborhood's well-being and success, I am writing this letter to express my support of the St. Paul Intervention Project purchasing and moving into the office building at 394 Dayton Avenue. I appreciate their role in ensuring the well-being and safety of our community, and understand how the building on Dayton Avenue will be used as office space for their agency.

As the owner of The Design Company, on 173 Western Avenue North, I welcome them to our Summit University/Cathedral Hill neighborhood, and feel they will be great neighbors and greatly add to the friendly atmosphere of our close community.

Sincerely,

A handwritten signature in black ink, appearing to read "Joy Yoshikawa". The signature is fluid and cursive, with a small flourish at the end.

Joy Yoshikawa



June 27, 2014

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN. 55102

Dear Ms. Radel:

As the owner of the building at 517-525 Selby, and the co- owner of the Cheeky Monkey, in the Summit University/Cathedral Hill community, I am a strong promoter of our neighborhood. I am writing this letter to express my support of the St. Paul Intervention Project purchasing and moving into the office building at 394 Dayton Avenue.

I deeply appreciate the good work they have done for St. Paul over the past three decades and think the building on Dayton Avenue will be a perfect place for their office.

I sincerely hope they will be joining our neighborhood, for they would be a wonderful addition to our vibrant and close-knit community.

Sincerely,

Robert P. Hafdahl
President
Cheeky Monkey Deli, LLC'
517 Selby, LLC

Radel, Jamie (CI-StPaul)

From: Brian Alton <brian@mcclay-alton.com>
Sent: Friday, June 27, 2014 11:49 AM
To: Radel, Jamie (CI-StPaul)
Subject: FW: 394 Dayton Avenue

Attached is an additional letter of support. Please include with the public record. Thank you.

Brian D. Alton

M^cCLAY·ALTON, P.L.L.P.

brian@mcclay-alton.com

----- Forwarded message -----

From: **Carl Nelson** <carlnelson37@gmail.com>

Date: Thu, Jun 26, 2014 at 2:17 PM

Subject: 394 Dayton Avenue

To: jaiieradel@ci.stpaul.mn.us

This is to inform you that I support the use of 394 Dayton Avenue as offices for the St. Paul Domestic Abuse Intervention Project.

I live at 222 Virginia Street, two and a half blocks from 394 Dayton.

I believe an office building is an appropriate reuse of the building previously used by the College of Visual Arts for offices and a library.

I also believe assisting the St. Paul Domestic Abuse Intervention Project is for the public good.

Carl E. Nelson, Jr.

222 Virginia Street

[651-290-0833](tel:651-290-0833)

carlnelson37@gmail.com

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN. 55102

Dear Ms. Radel:

Let's be real, how can there be a concern with parking issues when there are lives at stake? When did an ordinance become more important than the wellbeing of women and children caught up in an abusive relationship?

If there has EVER been a just-cause for change, this is it. It's time we set regulations aside and focus on an issue that has nearly reached epidemic levels.

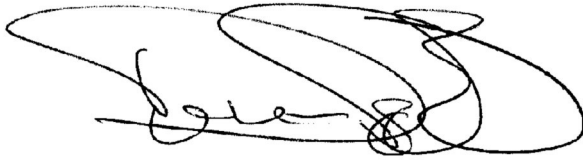
As a neighborhood business owner, I write this letter in support of St Paul Abuse Intervention's request for a conditional use permit for the building located at 394 Dayton Ave.

It is my opinion that they would be a wonderful addition to the neighborhood. Their reputation is stellar, in support of that claim, all one would have to do is speak to Chief Tom Smith, or assistant Chief Bill Martinez of the wonderful St. Paul Police Department. If you do so, I am sure that you would hear that: St Paul Abuse Intervention is their go-to resource that is counted on 24/7 to provide support to those women and children in abusive situations, without them, there is nearly nowhere to turn.

Let's truly be a "saintly city" and govern from the heart, rather than the record books and take one huge step toward dealing with domestic abuse of women and children.

To those on the planning commission, I urge you to do the right thing, support St Paul Abuse Intervention's request for the conditional use permit. With that support, hearts will be mended, lives will be saved and our community will be richer.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Foote', with a large, stylized flourish at the end.

Dan Foote
Owner, Foote Marketing
165 Western Ave N.
St Paul, MN. 55101
651-659-9648
651-274-5125

BETTY McCOLLUM
4TH DISTRICT, MINNESOTA

1714 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-6631
FAX: (202) 225-1968

165 WESTERN AVENUE NORTH
SUITE 17
ST. PAUL, MN 55102
(651) 224-9191
FAX: (651) 224-3056

www.house.gov/mccollum



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HOUSE OF REPRESENTATIVES

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GLOBAL HEALTH CAUCUS,
CO-FOUNDER
CONGRESSIONAL
NATIVE AMERICAN CAUCUS,
CO-CHAIR

June 27, 2014

The Honorable Kathy Lantry
Council President
City of St. Paul
15 Kellogg Boulevard W
Saint Paul, MN 55102-1615

Dear Kathy:

I have been contacted by a constituent, Ms. Shelley J. Cline, Executive Director of The St. Paul Domestic Abuse Intervention Project regarding their attempt to purchase a building located on 394 Dayton Avenue for their new home. Since its inception in 1984, The St. Paul Domestic Abuse Intervention Project has provided support services and advocacy on domestic violence prevention programs.

I understand that the City of Saint Paul, in particular the St. Paul Police Department and Ramsey County District Attorney Office have worked with The St. Paul Domestic Abuse Intervention Project over the years on domestic violence prevention efforts.

As a Member of Congress, I have supported the City of St. Paul, the St. Paul Police Department and Ramsey County in working with The St. Paul Domestic Abuse Intervention Project over the years on domestic violence prevention programs.

Thank you for your consideration of The St. Paul Intervention Project's plan to relocate their office building.

Sincerely,



Betty McCollum
Member of Congress

cc: The Honorable Dai Thao, City Councilmember Ward1
Ms. Kit Hadley, Interim Director of PED
Ms. Donna Drummond, Director of Planning and Zoning



Bonnie's Neighborhood Bread Business

534 Selby Avenue • Saint Paul, MN 55102

Phone: 651-221-1057 • Fax: 651-290-2391

e-mail: bjbread@comcast.net

June 27, 2014

Ms. Jamie Radel
Department of Planning and Economic Development
City of Saint Paul
1400 City Hall Annex
25 West 4th Street
Saint Paul, MN 55102

Dear Ms. Radel:

I am writing in support of the Saint Paul Intervention Project. Their work for over 25 years has supported the well-being of women and children in Saint Paul and Ramsey County who are threatened by abusive relationships.

As a small business owner in the neighborhood, I believe their purchase of the building at 394 Dayton Avenue will be an asset to our neighborhood and continue to grow our community as a place of peace and friendship.

Best regards,

Bonnie Alton

Jamie Radel

City of St. Paul

Department of Planning and Economic Development

6/26/14

Dear Ms. Radel,

I built Fabulous Fern's at 400 Selby Avenue over twenty three years ago and have spent countless hours working with neighbors and fellow business people, to give Selby Avenue a fresh start. It worked for us and the Cathedral Hill Neighborhood. We enjoy a wonderful quality of life and a residential base that would provide a positive role model for anyone involved in the Saint Paul Intervention Project.

For the last twenty three years I have learned that Saint Paul street cops are at least a full step ahead of the social curve. I have talked to a number of real world male and female Police Officers, they are behind the St. Paul Intervention Project 100%.

The building at 394 Dayton needs a stable activity for the space, I personally lived in a rental apartment four doors from #394 for seven years, I know the St. Paul Intervention Project would have a positive impact on the neighborhood, and the neighborhood would be supportive of the Intervention Project, and the City of St. Paul as a whole.

I support the development of the Saint Paul Intervention Project offices at 394 Dayton Avenue and I look forward to supporting their efforts in our neighborhood.

Sincerely yours,

Charles Senkler

Fabulous Fern's Bar and Grill

400 Selby Avenue

Saint Paul, MN 55102

Radel, Jamie (CI-StPaul)

From: Jonathan Bucki <jonathan@dendros.com>
Sent: Monday, June 30, 2014 12:33 PM
To: Radel, Jamie (CI-StPaul)
Subject: Re: Support of St. Paul Intervention Project

Follow Up Flag: Follow up
Flag Status: Completed

Typo: Dayton Avenue not Western. Corrected below.

My apologies,

JSB

On Jun 30, 2014, at 12:10 PM, Jonathan Bucki <jonathan@dendros.com> wrote:

June 27, 2014

Dear Ms. Radel and Members of the Zoning Committee,

On June 5, 2014, I sponsored a letter to the zoning committee, which was signed by many of our good neighbors, describing what great neighbors the St. Paul Intervention Project has been these many, many years. As I will not be able to attend the hearing, I would like to share the following with the committee.

With all respect, I would like to point out discrepancies in Joe Knapp's letter arguing against a conditional use permit for St. Paul Intervention Project on Dayton Avenue. Please review maps of the areas in question and notice the similarities of the neighborhoods: both a mix of residential and commercial. I do not understand how having SPIP would negatively impact businesses or residential areas.

Contrary to Mr. Knapp's characterization, The St. Paul Intervention Project current office is integrated into our residential neighborhood, adjacent to twenty-six homes on Iglehart Avenue. These residences house young families, grandparents, families with older children, and couples. We see the staff from the St. Paul Intervention Project on a daily bases; for the alley is the main entrance to their offices, and the back yards and garages of our homes. It is customary, when living in the city, to not only have regular contact with your neighbors to the left and right of you, but as frequently, with those with whom you share the alley. In fact, my children, as well as other children from the neighborhood, frequently play on the ramp and parking lot of the St. Paul Intervention Project, and are always welcomed and treated kindly.

We have lived in our current home for over a decade and cannot recall one disruptive event with St. Paul Intervention Project or its clients. They are the best of neighbors and lend stability to a neighborhood.

Sincerely,

Jonathan Bucki

1506 Iglehart Avenue, St. Paul, MN. 55104

-Jonathan

Jonathan Bucki

Mobile 651-428-1191
Office 651-298-1343

The Dendros Group, LLC
413 Wacouta St. Suite 400
St. Paul, Minnesota 55101

www.dendros.com

Helping and Inspiring People Who Want to Do Good Work Well

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-Jonathan

Jonathan Bucki

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Helping and Inspiring People Who Want to Do Good Work Well

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Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN. 55102

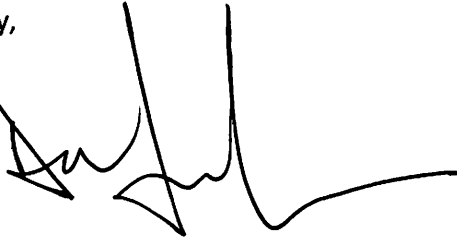
Dear Ms. Radel:

As the owner of Quilium Bike Shop, in the Summit University/Cathedral Hill community and am a strong promoter for the well-being of our neighborhood. I am writing this letter to express my support of the St. Paul Intervention Project purchasing and moving into the office building at 394 Dayton Avenue.

I deeply appreciate the good work they have done for our city over the past three decades and think the building on Dayton Avenue will be a perfect place for their office.

I sincerely hope they will be joining our neighborhood, for they would be a wonderful addition to our vibrant and close-knit community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel J. Jacobsen', with a long horizontal stroke extending to the right.

DANIEL J. JACOBSEN

June 30, 2014

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN 55102

Dear Ms. Radel:

As a long-time community agency in the Summit University neighborhood and strong advocate for our neighborhood's well-being and positive growth, I am writing this letter to express my support of the St. Paul Intervention Project (SPIP) purchasing and moving into the office building at 394 Dayton Avenue.

Having worked with SPIIP for years, I appreciate their important role in our community, and understand how the building on Dayton Avenue will be used as office space for their agency.

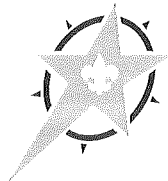
As the CEO of the YWCA St. Paul, located at 375 Selby Ave, St. Paul, MN, I welcome them to our Summit University neighborhood. They will be good neighbors and greatly add to our vibrant community.

Sincerely,

William L. Collins, Jr.
Chief Executive Officer

5300 GLENWOOD AVENUE
MINNEAPOLIS, MN 55422-5192

TEL | 763.231.7201



393 MARSHALL AVENUE
SAINT PAUL, MN 55102-1795

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NORTHERN STAR COUNCIL
BOY SCOUTS OF AMERICA

www.northernstarbsa.org

June 26, 2014

Jamie Radel
City of St. Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 West 4th Street
St. Paul, MN. 55102

Dear Jamie:

I am writing on behalf of the Northern Star Council Boy Scouts of America to show our support for the St. Paul Intervention Project (SPIP) which is planning to purchase and move into a building at 394 Dayton Avenue.

Our office is located at 393 Marshall Avenue and as a prospective neighbor as well as an organization concerned about the welfare of children and their families, we believe this would be an excellent addition to our local community. We support a conditional use permit for SPIP and encourage the St. Paul Zoning Committee to grant their request at your upcoming meeting.

If you have questions, please contact Kent York, Communications Director at 651-254-9142 or kyork@northernstarbsa.org.

Sincerely,

John Andrews
Scout Executive/CEO



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