

**West 7th/Fort Road Federation**  
974 West 7th Street  
Saint Paul, Minnesota 55102

651-298-5599  
FortRoadFederation.org

March 7, 2016

Bill Dermody  
St. Paul PED  
25 West 4<sup>th</sup> Street  
Saint Paul, Minnesota 55102

RE: Victoria Park Apartments Phase 3 Chase Real Estate

Dear Bill,

The Federation opposes the plan submitted by Chase Real Estate because it substantially modifies the Victoria Park Master Plan.

Whereas the Master Plan included a number of different housing styles to provide an urban vitality mix to the design of the neighborhood, this development changes the plan from townhouse to a 4 story apartment development.

There still remains two major parcels in the Plan that are not developed.

We urge the Planning Commission to stop the alteration of the Master Plan before the development becomes a monotonous set of 4 plus story buildings in a "traditional urban neighborhood."

Sincerely,



Ed Johnson, Director

ZF # 16-015-194  
Victoria Park

**Englund, Cherie (CI-StPaul)**

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**From:** Eric Lagerquist <eric.lagerquist@gmail.com>  
**Sent:** Tuesday, March 22, 2016 6:33 AM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** Fwd: File Number 16-015-194 / Victoria Park Apartments Phase 3 / 763 Kay Avenue

March 22, 2016

Eric Lagerquist

2016 Palace Ave

Saint Paul, MN 55105

651-698-9156

[Eric.Lagerquist@gmail.com](mailto:Eric.Lagerquist@gmail.com)

Zoning Committee

**Attn: Bill Dermody**

City of Saint Paul

Department t of Planning and Economic Development

Sent via email to: [Bill.dermody@ci.stpaul.mn.us](mailto:Bill.dermody@ci.stpaul.mn.us)

**Councilmember Chris Toblert**

Sent via email to: [ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)

**Re: File Number 16-015-194**

**Victoria Park Apartments Phase 3**

**763 Kay Avenue**

Dear Board of Zoning Appeals and Councilman Tolbert,

I am a Saint Paul resident and have two children that are students at Nova Classical Academy, and a parent that is cared for three days a week at Shalom Home. I am writing to express my concerns with the project Victoria Park Apartments Phase 3 at 763 Kay Avenue. They are as follow;

1. **The proposed underground parking drive is located along Mercer Street and cross the side walk immediately adjacent to the school this side of the school and is very busy everyday during drop and pick up. This is a dangerous location for the entry and exit for the ramp with school children walking past.** Victoria Way also has heavy traffic during school drop and pick-up times. Any vehicular site entry should be located on Kay Avenue as that is the primary address of the building and would be much safer.
2. There is does not appear to be enough parking be provided off-street for the proposed building, nor does there appear to be any accounted for parking for the commercial space in the building. Already the street parking is used in front of this proposed address by resident of the of the adjacent apartment buildings. **This combined with the future development and planned park will add to the difficulty of parking for the entire neighborhood and create a dangerous situation for pedestrians.**
3. It appears that much of the Victoria Park Master Plan has not been followed. More apartment building have been built instead of town homes. This increase of density is not consistent with the master plan. With Victoria Park Apartment Phase 3 planned for 50 plus units in lieu of 13 town homes it further increases the density and further the deviation from the master plan. The master plan calls for diversity, that is being further lost with this proposed change. **These multiple minor change to the plan are resulting in a major change that should be reviewed by the planning commission and the city council.**
4. The proposed apartment building's location height and size is much different than the master plan. **These changes will have a negative impact on the learning environment of the schools class rooms.** This apartment building will impact the natural day light within classrooms and impede the views out of the classrooms. This proximity of the building may also result in unwanted views from the school in the the adjacent apartments and of possible viewing into the classrooms.

Thank you for your time and consideration in hearing my concerns.

Kind Regards,

Eric

Eric Lagerquist

651-324-8183

Eric.Lagerquist@gmail.com

ZF# 16-015-194  
Victoria Park

March 20, 2016

Jane Lagerquist  
2016 Palace Ave  
Saint Paul, MN 55105  
651-698-9156  
[jglager@gmail.com](mailto:jglager@gmail.com)

Zoning Committee  
**Attn: Bill Dermody**  
City of Saint Paul  
Department of Planning and Economic Development  
Sent via email to: [Bill.dermody@ci.stpaul.mn.us](mailto:Bill.dermody@ci.stpaul.mn.us)

**Councilmember Chris Tolbert**  
Sent via email to: [ward3@ci.stpaul.mn.us](mailto:ward3@ci.stpaul.mn.us)

**Re: File Number 16-015-194**  
**Victoria Park Apartments Phase 3**  
**763 Kay Avenue**

Dear Board of Zoning Appeals and Councilman Tolbert,

I am a Saint Paul resident and have two children that are students at Nova Classical Academy. We are writing to express our concerns with the proposed project Victoria Park Apartments Phase 3 at 763 Kay Avenue. They are as follows;

1. Victoria Park Apartment Phase 3 is deviating from the master plan with an apartment building with 52 units in lieu of 13 town homes. This in itself is a large change, but when combined with previous deviation from the master plan for Victoria Park Apartments 1 and 2 in lieu of town homes it has resulted in a major change in the neighborhoods density. The proposed apartment building will result in a change of more the 50% from the master plan for the neighborhood.
2. Parking can be difficult in the neighborhood and will become a greater problem with the addition of an apartment building instead of town homes. This is even more complicated by the reduced number of parking spaces being provided off street for the proposed apartment building.
3. The underground parking entrance/exit is located along Mercer Street which is a heavily trafficked street and sidewalk during school drop and pick-up times. This is a **dangerous** situation. Victoria Way also has heavy traffic during school drop and pick-up times. Any vehicular site entry should be located on Kay Avenue.
4. The height of the proposed apartment building and location will greatly impact the amount of natural day light that can enter a good number of the classrooms in the adjacent school building.

To further illustrate these concerns, I've included the Building Zoning codes for the T3M and a site plan and elaboration of some concerns. I've used large numbers to indicate where the point is being made on the site map.

**① Future Grown in the Neighborhood.** - In addition to 763 Kay Avenue there are two parcels of land that are available for development in the Victoria Park Master Plan. There is pie shape parcel north along Kay Avenue and a parcel adjacent to Shalom Home. **Will these sites also deviate from the master plan and further increase the neighborhood density and increase traffic and parking issues?** Additionally it is still unclear how the new

park and athletic fields will affect event parking. We cannot foresee all the parking needs to these areas at this time. But we hope that the future development will follow the original intention of the master plan.

**② Lack of Land Use diversity - Sec. 66.343.b(1)- *Land use diversity.* In general, it is desirable for each block to include some diversity in housing type, building type, and mix of land uses. In T3M districts any two (2) abutting block faces shall include more than one (1) land use or building type.**

The master plan calls for diversity. The proposed apartment building will be facing directly across the street to another apartment building for the full width of the block on Kay Avenue. This is not diversity.

**③ Match Existing Façade Lines. - Sec. 66.343.B (5) *Use established building facade lines.* New buildings shall relate to the established building facade line on the block where they are located. On most nonresidential or mixed use blocks, this is the inside edge of the sidewalk. For corner buildings, each facade that fronts a public street shall maintain the established building facade line. Portions of the facade may be set back a greater distance to emphasize entries or create outdoor seating and gathering areas.**

The school and the adjacent apartment buildings are 3 stories tall. The development of this project should be required to follow the master plan. If it doesn't, it will look ill-planned, inconsistent. None of the elevations, illustrations, or perspectives provided by CHASE shows the 4<sup>th</sup> floor proposed building in context with the existing buildings.

**④ Proposed building is not oriented per all sides. - 66.343.b(6) *Buildings anchor the corner.* New buildings on corner lots shall be oriented to the corner and both public streets.**

In this instance, images provided by CHASE are only showing one corner public face. It also does not show it in relation to the location, with the neighboring buildings. Since the building sides 3 streets – they should be required to present the design of all three sides.

**⑤ Underground parking is placed directly in pedestrian and major traffic flow. Safety Concern for both Pedestrian and traffic on Mercer St. - 66.343.b(18) *Off-street parking shall be provided within a principal structure, underground, or to the rear of buildings to the greatest extent possible. Limited side yard parking may be appropriate. Entrance drives and garage doors for underground or structured parking may face the street, except adjacent to light rail transit platforms, but shall be designed for pedestrian convenience and safety.***

The proposed apartment building will bring underground parking exit/entrance traffic within 30 feet of the school. It has its entrance directly in the flow of cars dropping off or picking up children each day. There will be a greater chance of automobile pedestrian and automobile accidents with this location versus Kay Avenue. Additionally commercial space in the proposed building (Yoga studio) requires parking – According to zoning, they are required to provide 1 parking space per 400 GFA. None of their documentation presented shows the location or calculations for these parking spaces or the square footage of the commercial space. This yoga facility traffic will most likely be during school hours and school events.

**⑥ The Minor modifications which have repeatedly been made has resulted in a Major Modification from the original Master Plan. - Sec. 66.344. *Changes to master plan.* Once approved, a master plan may be modified as follows:**

**(1) *Minor modification.*** Minor modifications to an approved master plan may be requested by the property owner or developer. The planning administrator may approve minor modifications, including changes of less than

ten (10) percent in land area designated in a specific category, provided such changes are consistent with the intent of the master plan.

**(2) Major modification.** Major modifications to an approved master plan may be initiated by the city council, the planning commission, or any person having an ownership or leasehold interest (contingent included) in property that is the subject of the proposed modification. Major modifications include changes of ten (10) percent or more in land area designated in a specific category; creation of a new public street or removal of a public street segment; removal of a park or open space area; or addition or removal of an entire block. Major modifications may be approved as an amendment to the master plan by city council resolution following planning commission review, public hearing and recommendation.

Only 50% of the housing units constructed follow the master plan. Victoria Park switched from 25 townhomes to 2 buildings totaling 215 apartments. The proposed building will change the master plan from 13 townhomes planned to 46-52 apartments.

The original master plan had a "community-building" neighborhood planned with trees, human scale façades making a pedestrian friendly urban village. Increasing the height of the proposed building changes the scale, creating corridors instead of friendly, approachable neighborhoods. Obstructed corners limit site-lines in areas for children, elder living facility visitors, residents, park visitors and other pedestrians.

**7 Parking concerns:** Victoria Park Apartment Building 1 and 2 currently have 215 apartments with underground parking (estimated 215 spaces), and 71 parking lot parking spaces, and an estimated 77 street parking spaces, for a total of 363 parking spaces. I observed on two separate Saturday mornings at 6:00 am, a utilization of 92-95% of parking lot and street parking. Overnight parking results in all of Mercer Street and all of Victoria Street between Otto and Kay filled with parked cars, along with 2/3 of the parking spots on Kay Avenue (between Victoria and Mercer). Including the fee based underground parking and the occupied outdoor parking, this adds up to an actual use of 1.6 cars per apartment.

If this ratio (1.6) of actual use in the current Victoria Park - is applied to the new building, the 46 apartment building residents would actually use closer to 73 parking spots. Since this is the only Apartment building in Victoria Park without an outdoor parking lot, the proposed building will be greatly depending on street parking to cover coverage of their only 46 underground spots. Also, even more parking will be needed for the yoga studio.

According to zoning statistics, 60% of apartment parking is still needed during the day. (In actuality - few of this 60% will move their car off the street after parked for the day.) Parking signs limiting hours of parking would need to be installed near the school, and police will need to manage the parking issues.

The average gross rent in Saint Paul is \$780 (1 bedroom) and \$970 (2 bedroom) (December 2014 Minneapolis — St. Paul Rental Price Monitor). The Cost of housing at Victoria parks is \$1215 -1602 (1 bedroom), \$1400-1880 (2 bedrooms), \$1900-2400 (3bedrooms). Many of Victoria Park apartment renters need two incomes to afford housing here. Many are two car households. There's only one bus stop route within walking distance to the apartment complex, and sadly has not eliminated the existence of a vehicle for the occupants of these buildings. Sole dependence on public transportation is unlikely, and the reduced parking is not reasonable.

### **8 Some Final concerns**

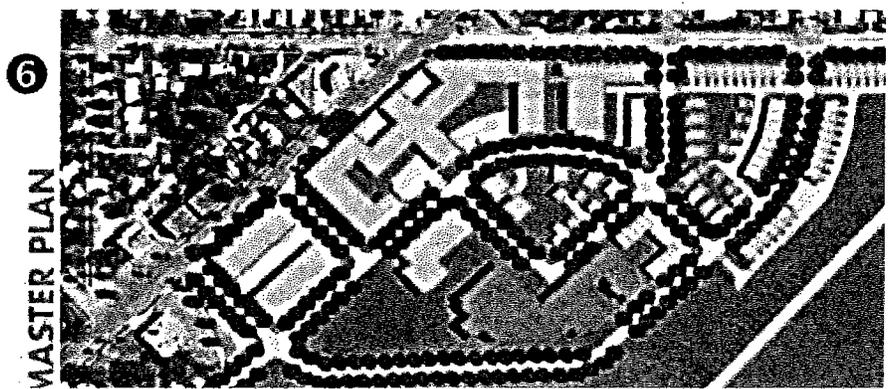
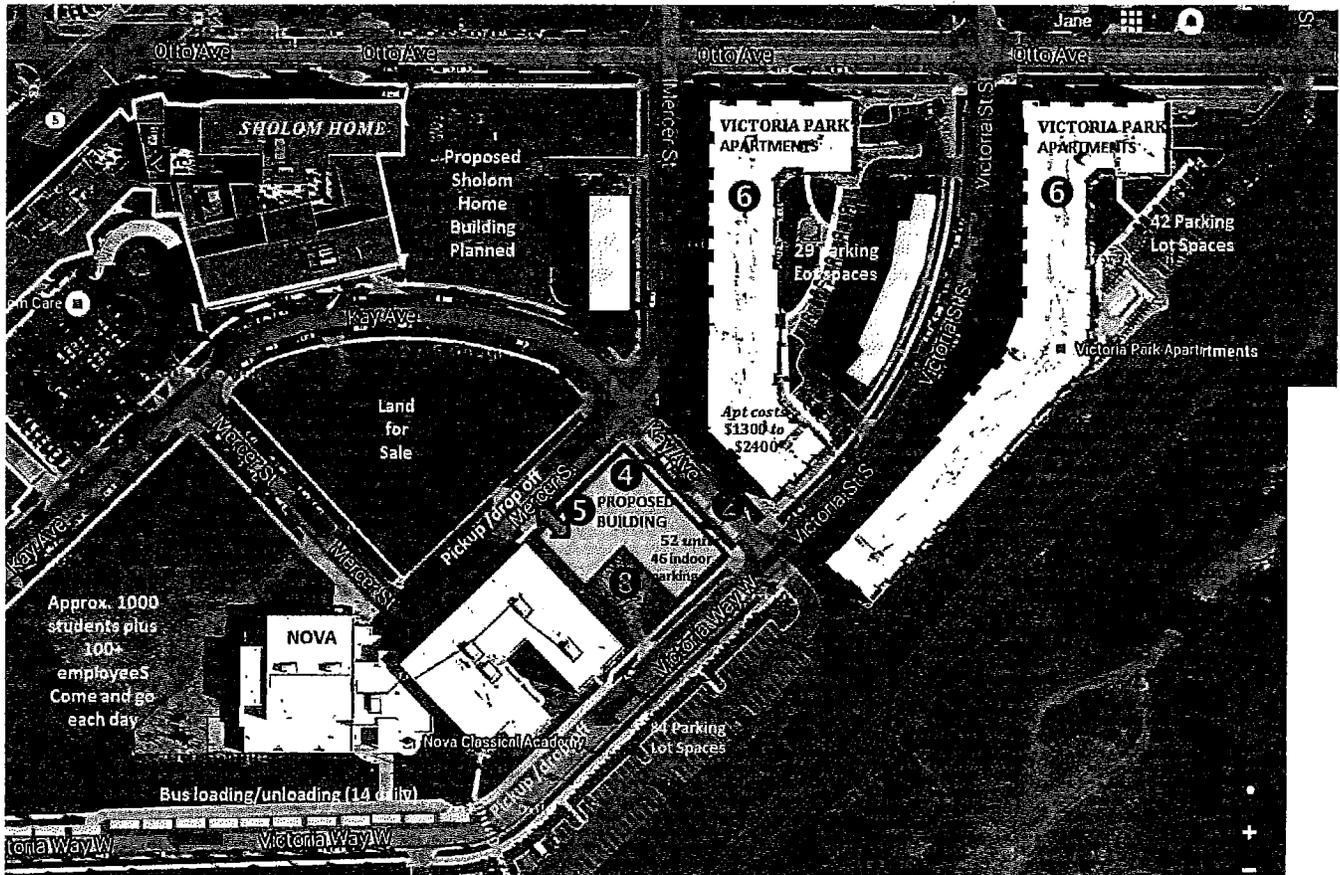
New Building residents from their courtyard can see directly into some of our classrooms. This would be an ideal location for voyeurism, either direction. Several parents have voiced concerns for the safety of the children, stalking, etc.

An Apartment building will give a view of smokers, place drinking within 100 feet of a school. Often smokers will go into their courtyard, or to their balcony to keep the smoking out of their residence.

Thank you for your time and consideration in hearing my concerns.

Sincerely,

Jane Lagerquist

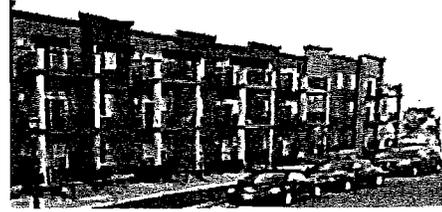


MASTER PLAN



3

4



Existing 3<sup>rd</sup> Story Victoria Park – shown in same perspective .

ZF# 16-015-194  
Victoria Park

**From:** Robin Cerio [mailto:robincerio@gmail.com]  
**Sent:** Tuesday, March 08, 2016 10:12 PM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** Public comment

Dear Mr. Dermody -

Rebecca Noecker gave me your name as the person to send public comment to regarding the development of Victoria Park. More specifically, my public comment is for the Zoning Committee meeting on March 10th at 3:30 in the City Council Chamber.

I am writing you today about the proposed apartment building on the corners of Mercer Street, Kay Avenue, and Victoria Way. I ask you to deny the height variance and the dedicated parking spots for the proposed building. Further, I ask that development of the remaining area stay in line with the original Victoria Park Master Plan to maintain economic and housing diversity, along with a pedestrian friendly neighborhood.

I am the parent to two Nova Classical Academy students and an avid volunteer at the school. As part of my volunteer commitments, I am at the school at many different times throughout the day. As a result of this, I have been able to see a few issues that will arise if we continue creating high-density housing in this area.

Currently, street parking is at a premium. Those using the street parking are employees of Shalom Home & Mississippi Market, current residents of the Victoria Way apartment homes and their guests, along with staff & faculty from our school. We already have another apartment building under construction in the neighborhood, so available street parking will become more of an issue. During shift changes, the beginning and end of the school day, and during any school events (games, concerts, informational meetings), parking pushes even further into the surrounding neighborhoods.

Hand in hand with parking issues are the increased traffic. Not only is this a safety issue, but a noise and road wear issue as well. In the mornings and afternoons when people are heading to and from work, people tend to speed on Victoria Way West and Victoria Street South as it is a straight shot into and out of the neighborhood.

The City of St. Paul will be developing Victoria Park further and with the new park and ball fields coming in, Nova Classical Academy will hopefully begin using some of those fields for our home games. We will then need to find parking for our team's supporters, as well as for the opposing team, not to mention other city residents who just want to use the park. This creates further issues with parking and traffic.

Additionally, last year we had issues with snow removal by the city which resulted in parking restrictions - only one side of the street could be used for parking. This made parking and traffic more challenging as the streets were so narrow.

I am pleased that our requested traffic study will be conducted sometime in the next 2-3 months prior to the site-plan review for the new construction. However, even with this

traffic study, the development of the area has veered far from the original Victoria Park Master plan. The small decisions made to convert the original plans of townhomes into mostly apartment buildings have had large effects; they've really changed the character of the neighborhood. I do hope we can start adhering more to the Victoria Park Master Plan in order to maintain the diversity of housing and ensure the neighborhood stays pedestrian-friendly.

In summary, if more high-density housing comes into the neighborhood, our parking situation will go from bad to worse, traffic will increase in frequency, and the safety of the neighborhood (residents, students, and those who work in the neighborhood) will go down. I ask that you adhere to the Victoria Park Master Plan for any future buildings to help with these growing issues so we can keep this wonderful neighborhood healthy and thriving.

Sincerely,

Robin Cerio

Nova Classical Academy parent & volunteer

1455 Victoria Way  
St. Paul, MN 55102

ZF # 16-013-194  
Victoria Park

From: Theresa Nelson [mailto:tmnelson2@hotmail.com]  
Sent: Friday, March 18, 2016 1:38 PM  
To: Dermody, Bill (CI-StPaul)  
Subject: apartment building proposal

Mr. Dermody,

I am writing to express my concerns with the proposed development that will be adjacent to Nova Classical Academy.

Parking and traffic during drop off and pick up is already difficult, especially once roads narrow due to snow. If you've ever been there in the morning or afternoon during pick up or drop off, you'd see that it's a bit of a mad house. Adding additional cars and traffic would create an unsafe nightmare. Already, there is little room for parking when I'm there to pick up my kids; I often am parking 1-2 blocks away. I have seen (and experienced) near misses with traffic and pedestrians despite most of the parents attempting to be conscientious about the hazards.

I also would like you to consider the future increase in parking once the proposed expansion from the Shalom home and the new park is built.

I think that we will end up with an area that is difficult to access and unsafe for the children who go to NOVA and community children who want to use the park.

The current proposal includes having an underground parking garage. Please consider the feasibility of digging and building the parking next to a building (NOVA Academy) that does not have a basement. Also, please consider whether this can even happen given that NOVA doesn't have a basement because the land was considered too toxic.

Clearly, having an apartment building just feet away from a school creates concern for security. While I'd hope that the company owning the building would screen for predators this can only determine those who've had legal issues. Any police department will tell you that predators often seek access to schools; it is impossible to ensure that safety.

Having the apartment building right next to the school leads to concerns about privacy for students and residents. A student looking out a school window and into an apartment window can be distracted by residents simply going about their day which I suspect would not be appreciated by the apartment dweller. Or, if the blinds aren't drawn, getting dressed, undressed or whatever.

I am also concerned about residents smoking and having alcohol within a few feet of a school building.

Please deny the conditional use permit and the height and parking variance. I also highly recommend the completion of a traffic and possibly an environmental impact study. For this to truly demonstrate the impact, the study needs to occur during the school year and around school drop off (8:30-8:40 am) or at school pick up (3:40 - 3:50 pm).

Thank you for your time and consideration.

Sincerely,

Theresa Nelson

1463 Blair Ave  
St. Paul, MN 55104

ZF #16-015-194  
Victoria Park

**Englund, Cherie (CI-StPaul)**

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**From:** Char@colemanmasonevents.com  
**Sent:** Monday, March 21, 2016 9:06 PM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** RE: #16-015-194 Please deny this appeal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Dermody,

I am writing to voice my opposition to the appeal (File #16-015-194) to approve changes to the Victoria Park Master Plan to allow a 49 ½ ft. high apartment building on Lot 1, Block 6, at 763 Kay Ave. This appeal should be denied. As a parent of a child at Nova Classical Academy, I am fully aware of the already existing traffic congestion surrounding the property in question. Allowing a 48 unit building next to our school of over 900 children would create a massive traffic congestion problem.

I would also like also the Committee to take another look at the Victoria Park Master Plan in general.

Thanks you very much-  
Char Mason  
695 Mount Curve Blvd.  
St. Paul, MN 55116

ZF# 16-015-194  
Victoria Park

From: kate tetmeyer [mailto:andykateruby@yahoo.com]  
Sent: Wednesday, March 09, 2016 8:56 PM  
To: Dermody, Bill (CI-StPaul)  
Subject: chase dev.

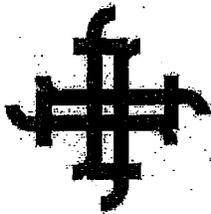
Chase development is coming to the city with a proposal to build a four story 52 unit apartment building next door to Nova Classical Academy. I have the following concerns:

Chase has incrementally, over the last seven years, deviated from the original Victoria master plan first approved by the city 12 years ago. These approved changes have increased the population and traffic to the area 5 fold with, as far as I know, no reassessment of the impact on the traffic flow into or out of the limited circuit of roads; or on the sewer/water run off capacity. This latest proposal will be one story higher than the previous apartment buildings already constructed by Mr. Chase.

I understand that Mr. Chase has the right to build on land zoned for high density residential units and that the city would enjoy having those units on the tax roll, however, that desire will not magically increase the amount of road, nor create new ways in or out of this secluded area off West 7th. As planned, the building's underground parking (which, assuming these high rent units will rent to two or more occupants, will only handle one half to two thirds of the cars needing spots) will exit directly into Nova's drop off/pick up line during the time that people will presumably be going or coming home from work. In the following years Nova will have more high school drivers and the planned city park will bring in more walkers, bikers and drivers. It is time to reconsider the overall development of this area.

I am requesting that the planning committee not pass Mr. Chase's proposal until a traffic assessment can be conducted DURING PICK UP OR DROP OFF time and/or the proposal not be granted for more than the three stories of the rest of development.

Sincerely, Kate Tetmeyer  
321 Sidney st. W  
St. Paul 55107



West 7th/Fort Road Federation  
974 West 7th Street  
Saint Paul, Minnesota 55102

651-298-5599  
FortRoadFederation.org

March 7, 2016

Bill Dermody  
St. Paul PED  
25 West 4<sup>th</sup> Street  
Saint Paul, Minnesota 55102

RE: Victoria Park Apartments Phase 3 Chase Real Estate

Dear Bill,

The Federation opposes the plan submitted by Chase Real Estate because it substantially modifies the Victoria Park Master Plan.

Whereas the Master Plan included a number of different housing styles to provide an urban vitality mix to the design of the neighborhood, this development changes the plan from townhouse to a 4 story apartment development.

There still remains two major parcels in the Plan that are not developed.

We urge the Planning Commission to stop the alteration of the Master Plan before the development becomes a monotonous set of 4 plus story buildings in a "traditional urban neighborhood."

Sincerely,

Ed Johnson, Director

**From:** Jane Lagerquist [mailto:jglager@gmail.com]  
**Sent:** Thursday, March 10, 2016 2:24 PM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** Regarding the CHASE application for the building next to Nova

Dear Mr. Dermody,

Thanks for considering our comments for the proposed variance by Chase.

Our children are students attending Nova Classical Academy. I have concerns for this proposed new building plus the variance that they are requesting to have a 4th floor added. Here's an itemized list of my concerns.

- An Apartment building will give a view of smokers, place drinking within 100 feet of a school.
- Create a possible unsafe narrow walk way next to the school.
- 
- Exiting from the underground parking will be putting cars in direct traffic of our carpool/drop off traffic, and will be a potential safety hazard to our school children.
  
- a 4th floor will put a good deal of classrooms in a shadow, and give a view of a brick wall.
- 52 (approx.) units would increase the cars in the area. Their underground parking is an additional cost to residents. Surely not everyone in the apartment complex will only have 1 car, and always pay for a parking spot inside.
- All the residential units in the area and Nova are only 3 stories high. To have this one new building taller than all the rest would look inconsistent, and ill planned.
- The neighborhood Master plan - had shown these buildings and neighboring residential buildings to be mostly townhomes. But the residential buildings built so far have mostly been apartment buildings, with a greater density of people. This has increased the outdoor parking shortage immensely already.
- Sholom home is planning on building expansion in the neighborhood as well which will increase the need for employee parking, and visitors.
- Its still unclear how the new park and athletic fields will effect event parking.
- That residents can see directly into the classrooms from windows in the courtyard area. This would be an ideal location for voyeurism, either direction,

We are pleased with many of the neighborhood improvements to the West 7th area. But please make these improvements and decisions thoughtfully made, so that the quality of life for existing residents, employees, and children already in the neighborhood are not poorly impacted with safety issues, difficult parking and high density of people.

Thank you,  
Jane Lagerquist

2016 palace ave. St paul

**From:** Naomi Kritzer [mailto:naomi.kritzer@gmail.com]  
**Sent:** Thursday, March 10, 2016 12:39 PM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** Victoria Park development - public comment

I am very concerned about the proposed development by Chase in the Victoria Park neighborhood.

My Grandmother lives in Sholom Home, and my children attend Nova Classical Academy, so I am in and out of the Victoria Park neighborhood daily, as is my mother when she visits my Grammie. I have looked at the Master Plan written for the neighborhood and compared it to what's actually been built. One of the goals for the neighborhood was a *mix* of housing, including free-standing owner-occupied houses, condo units, "mansion" style apartments, and townhomes, and yet at this point it is overwhelmingly rental apartments.

And I want to see some of that planned, promised, the smaller-scale housing built! I want families to have the opportunity to own homes in this neighborhood, because that will add stability and give us residents who are committed to the neighborhood for the long term. (I am not opposed to rental housing; I am opposed to a monoculture. And that's basically what we've got.)

We are reaching the breaking point in terms of cars that come through: in addition to the residents of the existing apartments, we have employees of Nova and Sholom Home, parents who bring their kids to and from school, and the city is planning to build a park, which I'm really looking forward to, which will also bring many people into the neighborhood. Especially at pickup and dropoff times for Nova and shift changes for Sholom Home, traffic in the neighborhood is already really terrible, and requires a lot of cooperation and patience. Adding the cars to go with fifty more units of housing is going to create significant safety problems as well as conflict and frustration for everyone involved.

But fundamentally I think adding more apartment housing is going to be bad for the neighborhood. This was never intended to look like downtown, with 100% large apartments, and that's where we're heading. Let's get back to the Victorial Park Master Plan and think about how to add variety. Thank you.

Naomi Kritzer  
St. Paul resident

1305 Pinehurst Ave, Saint Paul, 55116

## Langer, Samantha (CI-StPaul)

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**From:** Kimberly Dumitrica <kdumitrica@yahoo.com>  
**Sent:** Thursday, March 10, 2016 11:13 AM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** please deny variances to Victoria Park Master Plan

Dear Mr. Dermody,

I live in Saint Paul and my children attend school in Ward 2 at Nova Classical Academy. I am writing about my concerns for the development surrounding their school. Deviations have been taken from the original Victoria Park Master Plan, and more variances are being asked for. These variances concern me, and it is my understanding that a vote will be taken soon. Please do not approve any further variances to the Victoria Park Master Plan.

Apartment complexes have already been built where town homes were originally planned. There is currently undeveloped land adjacent to Nova Classical Academy. It was originally planned to be town homes, and now a variances are being requested, and the developers plan to change from town homes to higher density apartments. While I am in favor of development of the area, I have concerns for these changes. A possible short term gain in taxes, should not outweigh the long term benefits of housing diversity, traffic flow, and/or safety.

parking/traffic- Parking and traffic during drop off and pick up is already difficult, especially once roads narrow due to snow. I am against a variance for additional street parking. I am also concerned about the increase in street parking required from apartments having more than one resident, as well visitor parking. Apartments will require a greater need for street parking than the town homes originally planned. There will also be an increase in traffic from the new park not yet built and from the proposed Shalom home expansion. Please consider a traffic study with possible changes from 2-way to 4-way stop signs and changing some streets to one-way. The ability for traffic to flow is critical for safety, especially during school start and end times.

building height— I am against a variance for a fourth level to the proposed apartment complex. The school building next door is only three levels per building code. There are many reasons height limits are set, and I feel it should be followed, especially right next to a building that follows the building height codes. This added height will further the density of people in the area above what was originally planned.

underground - The proposal includes an underground parking garage. Nova Classical Academy does not have a basement. It has been my understanding that this is due to the toxicity of the land. The acceptability of digging and building underground should be reviewed.

security—I am concerned for students' safety to have people living so close to a school. Additionally, I am concerned about residents smoking and having alcohol within a few feet of a school building. It is my understanding that a patio is planned at the apartment complex facing the school, which is a tobacco free zone.

Please deny the conditional use permit and the height and parking variance, along with any other variances to the Victoria Park Master Plan. I also highly recommend the completion of a traffic (during school start/end times) and possibly an environmental impact study.

Sincerely,

Kimberly Dumitrica  
2187 Berkeley Ave.  
Saint Paul, MN 55105

**Langer, Samantha (CI-StPaul)**

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**From:** kate tetmeyer <andykateruby@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 8:56 PM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** chase dev.

Chase development is coming to the city with a proposal to build a four story 52 unit apartment building next door to Nova Classical Academy. I have the following concerns:

Chase has incrementally, over the last seven years, deviated from the original Victoria master plan first approved by the city 12 years ago. These approved changes have increased the population and traffic to the area 5 fold with, as far as I know, no reassessment of the impact on the traffic flow into or out of the limited circuit of roads; or on the sewer/water run off capacity. This latest proposal will be one story higher than the previous apartment buildings already constructed by Mr. Chase.

I understand that Mr. Chase has the right to build on land zoned for high density residential units and that the city would enjoy having those units on the tax roll, however, that desire will not magically increase the amount of road, nor create new ways in or out of this secluded area off West 7th. As planned, the building's underground parking (which, assuming these high rent units will rent to two or more occupants, will only handle one half to two thirds of the cars needing spots) will exit directly into Nova's drop off/pick up line during the time that people will presumably be going or coming home from work. In the following years Nova will have more high school drivers and the planned city park will bring in more walkers, bikers and drivers. It is time to reconsider the overall development of this area.

I am requesting that the planning committee not pass Mr. Chase's proposal until a traffic assessment can be conducted DURING PICK UP OR DROP OFF time and/or the proposal not be granted for more than the three stories of the rest of development.

Sincerely, Kate Tetmeyer

**From:** Ben Granberg [mailto:bgran2243@hotmail.com]  
**Sent:** Tuesday, March 01, 2016 8:11 AM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** Victoria Park

Dear Mr Dermody,

I am concerned about the Victoria Park development and the traffic congestion at the school. I am employed and spend much of my time out of town and I am unable to make any of the zoning meetings. Please do not grant a variance for additional housing units in Victoria Park. Making the units taller will only result in more traffic congestion

Traffic there is horrible right now as a result of bad planning just a few years ago. It is only expected to get worse with this development, the Shalom Home expected development and with Nova planning to additional students also. Currently the roads are almost unpassable around the school and behind Mississippi Market at the beginning and the end of the school day. At best it is a one way street. The situation is made worse as the streets get narrower during the winter due to the snowbanks and parking.

I don't see how the city can plan on making this worse by adding twice as many cars. Right now there is very limited emergency vehicle access, blocking fire and police access to the school. Why are there not any crosswalks marked at the intersections? How can there be a school with no marked crosswalks or signs?

The school tries to do there part by having untrained people directing traffic. Does the city even know that untrained people are directing traffic on the streets of St Paul, because of the city is unwilling to act.

What's going to happen eventually is someone is going to get injured by the traffic in front of the school. At the very least please block the variance of the development if it goes before the city council. The city can also help by clearly marking crosswalks, and better plowing in the winter.

Sincerely,

Ben and Michelle Granberg  
1659 Hartford Ave  
St Paul, MN 66116

**Langer, Samantha (CI-StPaul)**

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**From:** Robin Cerio <robincerio@gmail.com>  
**Sent:** Tuesday, March 08, 2016 10:12 PM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** Public comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Dermody -

Rebecca Noecker gave me your name as the person to send public comment to regarding the development of Victoria Park. More specifically, my public comment is for the Zoning Committee meeting on March 10th at 3:30 in the City Council Chamber.

I am writing you today about the proposed apartment building on the corners of Mercer Street, Kay Avenue, and Victoria Way. I ask you to deny the height variance and the dedicated parking spots for the proposed building. Further, I ask that development of the remaining area stay in line with the original Victoria Park Master Plan to maintain economic and housing diversity, along with a pedestrian friendly neighborhood.

I am the parent to two Nova Classical Academy students and an avid volunteer at the school. As part of my volunteer commitments, I am at the school at many different times throughout the day. As a result of this, I have been able to see a few issues that will arise if we continue creating high-density housing in this area.

Currently, street parking is at a premium. Those using the street parking are employees of Shalom Home & Mississippi Market, current residents of the Victoria Way apartment homes and their guests, along with staff & faculty from our school. We already have another apartment building under construction in the neighborhood, so available street parking will become more of an issue. During shift changes, the beginning and end of the school day, and during any school events (games, concerts, informational meetings), parking pushes even further into the surrounding neighborhoods.

Hand in hand with parking issues are the increased traffic. Not only is this a safety issue, but a noise and road wear issue as well. In the mornings and afternoons when people are heading to and from work, people tend to speed on Victoria Way West and Victoria Street South as it is a straight shot into and out of the neighborhood.

The City of St. Paul will be developing Victoria Park further and with the new park and ball fields coming in, Nova Classical Academy will hopefully begin using some of those fields for our home games. We will then need to find parking for our team's supporters, as well as for the opposing team, not to mention other city residents who just want to use the park. This creates further issues with parking and traffic.

Additionally, last year we had issues with snow removal by the city which resulted in parking restrictions - only one side of the street could be used for parking. This made parking and traffic more challenging as the streets were so narrow.

I am pleased that our requested traffic study will be conducted sometime in the next 2-3 months prior to the site-plan review for the new construction. However, even with this traffic study, the development of the area has veered far from the original Victoria Park Master plan. The small decisions made to convert the original plans of townhomes into mostly apartment buildings have had large effects; they've really changed the character of the neighborhood. I do hope we can start adhering more to the Victoria Park Master Plan in order to maintain the diversity of housing and ensure the neighborhood stays pedestrian-friendly.

In summary, if more high-density housing comes into the neighborhood, our parking situation will go from bad to worse, traffic will increase in frequency, and the safety of the neighborhood (residents, students, and those who work in the neighborhood) will go down. I ask that you adhere to the Victoria Park Master Plan for any future buildings to help with these growing issues so we can keep this wonderful neighborhood healthy and thriving.

Sincerely,  
Robin Cerio  
Nova Classical Academy parent & volunteer

**From:** Tonya Johnson-Nicholie [mailto:crowjyne@yahoo.com]  
**Sent:** Thursday, March 10, 2016 7:40 AM  
**To:** Dermody, Bill (CI-StPaul); #CI-StPaul\_Ward2  
**Cc:** Betty Moran; Eric Williams; Thompson, Lucy (CI-StPaul); Maki, Taina (CI-StPaul); Foss, Katie (CI-StPaul); ewilliams@novaclassical.org  
**Subject:** Victoria Park Apartments Phase 3

Dear Ms. Noecker,

I have concerns with the Victoria Park phase 3 CUP application. These are my own opinions not those of the Federation or the Nova School Board.

One, in the application Chase claims four meetings with the neighborhood. I am an executive on the Fort Road Federation and was not invited to a meeting with Chase before the board meeting. I also attend the Victoria Park Neighborhood meeting and chase did not attend. The neighbors asked at the meeting if this wasn't already a done deal. It saddens me that the neighbors have little faith in the community input. I realize this is your third meeting as a city council member, but I want to think that you have the whole community's back.

The master plan amendment we did for the phase one raised the datum for the subsequent projects. This was not communicated clearly to the community at the time. We were not informed that by agreeing to the amendment to phase one we were loosing input on the later projects. I think that this project is not a minor change from the original master plan.

The school preexisting Chase purchasing the land. They created the need for the height to get the return that they want. This is their own doing. 16 feet between a school and housing at 4 stories is not an appropriate distance. I haven't seen this anywhere else in the cities. There is always at least a drive way between the two. Even downtown.

The master plan states that the housing should be between 2-4 stories on average. We are never going to meet a 3 story average with the raising the height bar with each project.

I am not against development. My goal is to have development that does not negatively affect the existing neighborhood. The 'highest and best use' clause has to include all the players, not just one.

Thank you for your time,

Tonya Nicholie  
275 Nugent St.  
St. Paul, MN 55102

## **Dermody, Bill (CI-StPaul)**

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**From:** Kathy Lindstrom <kathrynlindstrom@gmail.com>  
**Sent:** Thursday, March 10, 2016 3:28 PM  
**To:** Dermody, Bill (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward4; 'Kathy Lindstrom'  
**Subject:** today's meeting regarding the new Victoria Park Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Dermody , Council Member Stark,

My husband Tom and I have lived in St Paul for 18 years in the Hamline Midway neighborhood. When our oldest of 3 sons was 4 we began looking for a great public school for him. We were thrilled to find Nova Classical Academy, a school that was a nurturing yet challenging environment. That son is now a thriving sophomore there, and we have a freshman and middle schooler there as well.

I also teach at the Nova as a guest teacher in both the elementary and upper schools. I am deeply grateful for the education Nova . I believe Nova has added great value to the city of St Paul. It is for this reason I ask that you please deny any further variance from the Victoria park Master plan in the West 7<sup>th</sup> neighborhood. Also, will you please do a serious traffic study in the Victoria park area? As a mother and a teacher( ie, NOT an engineer), I see **huge** problems with the proposed “ new plan”. I believe it is critical for the health of this part of St Paul to carefully study the impact of the potential variance on the health of the school and also the community itself.

I have never written a letter to a council member before. Your consideration of my request is so encouraging to me. I believe that your careful work on this will show that you value the people of

St. Paul more than a money making venture. In doing so, I believe you benefit St Paul 's very soul.

Gratefully,

Kathy Lindstrom

1409 Minnehaha Ave West

St Paul Minnesota

Parent of 3 Nova Classical Academy student

18 year resident the Hamline Midway neighborhood.

-----Original Message-----

From: Joel and Leslie [mailto:joel.leslie23@gmail.com]

Sent: Thursday, March 10, 2016 3:30 PM

To: Dermody, Bill (CI-StPaul)

Subject: Victoria Park Master Plan

Dear Bill Dermody:

Please deny any further variance from the Victoria Park Master Plan. We have 3 children who attend Nova Classical Academy. Our kids spend the majority of their day there and we deal with the traffic in the area on a daily basis. This includes morning and afternoon pick up/drop off and numerous conferences, activities and sporting events. We believe building more apartments so close to the school, will create traffic and parking problems that were never anticipated in the master plan. Please deny the variance.

Sincerely,

Joel & Leslie Norton

Joel & Leslie Norton

2186 Lakebrook Dr.

New Brighton, MN 55112

## **Dermody, Bill (CI-StPaul)**

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**From:** Kimberly Dumitrica <kdumitrica@yahoo.com>  
**Sent:** Thursday, March 10, 2016 11:13 AM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** please deny variances to Victoria Park Master Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Dermody,

I live in Saint Paul and my children attend school in Ward 2 at Nova Classical Academy. I am writing about my concerns for the development surrounding their school. Deviations have been taken from the original Victoria Park Master Plan, and more variances are being asked for. These variances concern me, and it is my understanding that a vote will be taken soon. Please do not approve any further variances to the Victoria Park Master Plan.

Apartment complexes have already been built where town homes were originally planned. There is currently undeveloped land adjacent to Nova Classical Academy. It was originally planned to be town homes, and now a variances are being requested, and the developers plan to change from town homes to higher density apartments. While I am in favor of development of the area, I have concerns for these changes. A possible short term gain in taxes, should not outweigh the long term benefits of housing diversity, traffic flow, and/or safety.

parking/traffic- Parking and traffic during drop off and pick up is already difficult, especially once roads narrow due to snow. I am against a variance for additional street parking. I am also concerned about the increase in street parking required from apartments having more than one resident, as well visitor parking. Apartments will require a greater need for street parking than the town homes originally planned. There will also be an increase in traffic from the new park not yet built and from the proposed Shalom home expansion. Please consider a traffic study with possible changes from 2-way to 4-way stop signs and changing some streets to one-way. The ability for traffic to flow is critical for safety, especially during school start and end times.

building height— I am against a variance for a fourth level to the proposed apartment complex. The school building next door is only three levels per building code. There are many reasons height limits are set, and I feel it should be followed, especially right next to a building that follows the building height codes. This added height will further the density of people in the area above what was originally planned.

underground - The proposal includes an underground parking garage. Nova Classical Academy does not have a basement. It has been my understanding that this is due to the toxicity of the land. The acceptability of digging and building underground should be reviewed.

security—I am concerned for students' safety to have people living so close to a school. Additionally, I am concerned about residents smoking and having alcohol within a few feet of a school building. It is my understanding that a patio is planned at the apartment complex facing the school, which is a tobacco free zone.

Please deny the conditional use permit and the height and parking variance, along with any other variances to the Victoria Park Master Plan. I also highly recommend the completion of a traffic (during school start/end times) and possibly an environmental impact study.

Sincerely,

Kimberly Dumitrica  
2187 Berkeley Ave.  
Saint Paul, MN 55105

**From:** Ben Granberg [mailto:bgran2243@hotmail.com]

**Sent:** Tuesday, March 01, 2016 8:11 AM

**To:** Dermody, Bill (CI-StPaul)

**Subject:** Victoria Park

Dear Mr Dermody,

I am concerned about the Victoria Park development and the traffic congestion at the school. I am employed and spend much of my time out of town and I am unable to make any of the zoning meetings. Please do not grant a variance for additional housing units in Victoria Park. Making the units taller will only result in more traffic congestion

Traffic there is horrible right now as a result of bad planning just a few years ago. It is only expected to get worse with this development, the Shalom Home expected development and with Nova planning to additional students also. Currently the roads are almost unpassable around the school and behind Mississippi Market at the beginning and the end of the school day. At best it is a one way street. The situation is made worse as the streets get narrower during the winter due to the snowbanks and parking.

I don't see how the city can plan on making this worse by adding twice as many cars. Right now there is very limited emergency vehicle access, blocking fire and police access to the school. Why are there not any crosswalks marked at the intersections? How can there be a school with no marked crosswalks or signs?

The school tries to do there part by having untrained people directing traffic. Does the city even know that untrained people are directing traffic on the streets of St Paul, because of the city is unwilling to act.

What's going to happen eventually is someone is going to get injured by the traffic in front of the school. At the very least please block the variance of the development if it goes before the city council. The city can also help by clearly marking crosswalks, and better plowing in the winter.

Sincerely,

Ben and Michelle Granberg  
1659 Hartford Ave  
St Paul, MN 66116

**From:** Naomi Kritzer [mailto:naomi.kritzer@gmail.com]  
**Sent:** Thursday, March 10, 2016 12:39 PM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** Victoria Park development - public comment

I am very concerned about the proposed development by Chase in the Victoria Park neighborhood.

My Grandmother lives in Sholom Home, and my children attend Nova Classical Academy, so I am in and out of the Victoria Park neighborhood daily, as is my mother when she visits my Grammie. I have looked at the Master Plan written for the neighborhood and compared it to what's actually been built. One of the goals for the neighborhood was a *mix* of housing, including free-standing owner-occupied houses, condo units, "mansion" style apartments, and townhomes, and yet at this point it is overwhelmingly rental apartments.

And I want to see some of that planned, promised, the smaller-scale housing built! I want families to have the opportunity to own homes in this neighborhood, because that will add stability and give us residents who are committed to the neighborhood for the long term. (I am not opposed to rental housing; I am opposed to a monoculture. And that's basically what we've got.)

We are reaching the breaking point in terms of cars that come through: in addition to the residents of the existing apartments, we have employees of Nova and Sholom Home, parents who bring their kids to and from school, and the city is planning to build a park, which I'm really looking forward to, which will also bring many people into the neighborhood. Especially at pickup and dropoff times for Nova and shift changes for Sholom Home, traffic in the neighborhood is already really terrible, and requires a lot of cooperation and patience. Adding the cars to go with fifty more units of housing is going to create significant safety problems as well as conflict and frustration for everyone involved.

But fundamentally I think adding more apartment housing is going to be bad for the neighborhood. This was never intended to look like downtown, with 100% large apartments, and that's where we're heading. Let's get back to the Victoria Park Master Plan and think about how to add variety. Thank you.

Naomi Kritzer  
St. Paul resident

1305 Pinehurst Ave, Saint Paul, 55116

**From:** Jane Lagerquist [mailto:jlager@gmail.com]  
**Sent:** Thursday, March 10, 2016 2:24 PM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** Regarding the CHASE application for the building next to Nova

Dear Mr. Dermody,

Thanks for considering our comments for the proposed variance by Chase.

Our children are students attending Nova Classical Academy. I have concerns for this proposed new building plus the variance that they are requesting to have a 4th floor added. Here's an itemized list of my concerns.

- An Apartment building will give a view of smokers, place drinking within 100 feet of a school.
  - Create a possible unsafe narrow walk way next to the school.
  - 
  - Exiting from the underground parking will be putting cars in direct traffic of our carpool/drop off traffic, and will be a potential safety hazard to our school children.
- 
- a 4th floor will put a good deal of classrooms in a shadow, and give a view of a brick wall.
  - 52 (approx.) units would increase the cars in the area. Their underground parking is an additional cost to residents. Surely not everyone in the apartment complex will only have 1 car, and always pay for a parking spot inside.
  - All the residential units in the area and Nova are only 3 stories high. To have this one new building taller than all the rest would look inconsistent, and ill planned.
  - The neighborhood Master plan - had shown these buildings and neighboring residential buildings to be mostly townhomes. But the residential buildings built so far have mostly been apartment buildings, with a greater density of people. This has increased the outdoor parking shortage immensely already.
  - Sholom home is planning on building expansion in the neighborhood as well which will increase the need for employee parking, and visitors.
  - Its still unclear how the new park and athletic fields will effect event parking.
  - That residents can see directly into the classrooms from windows in the courtyard area. This would be an ideal location for voyeurism, either direction,

We are pleased with many of the neighborhood improvements to the West 7th area. But please make these improvements and decisions thoughtfully made, so that the quality of life for existing residents, employees, and children already in the neighborhood are not poorly impacted with safety issues, difficult parking and high density of people.

Thank you,  
Jane Lagerquist

2016 palace ave. St paul

## **Dermody, Bill (CI-StPaul)**

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**From:** Theresa Nelson <tmnelson2@hotmail.com>  
**Sent:** Thursday, March 10, 2016 2:05 PM  
**To:** #CI-StPaul\_Ward4  
**Subject:** development on fort road

Council Member Stark,

I am writing to express my concerns with the proposed development that will be adjacent to Nova Classical Academy. It has been brought to my attention that an apartment complex with proposed variances is planned for the land. While I am in favor of development of the area, I have concerns for the project as planned.

parking/traffic- Parking and traffic during drop off and pick up is already difficult, especially once roads narrow due to snow. I am against a variance for additional street parking. I am also concerned about the increase in street parking required from apartments having more than one resident, as well visitor parking. The intersection at Mercer Way and Kay Ave. is already a place of near misses with a 2-way stop sign and limited visibility due to on-street parking. Victoria Way has a lot of traffic during drop off and pick up times, and the ability for traffic to flow is critical during school these times. Increased parking and traffic is a huge concern which impacts the safety of our community. There will also be an increase in traffic from the new park not yet built and from the proposed Shalom home expansion.

building height— I am against a variance for a fourth level to the proposed apartment complex. The school building next door is only three levels per building code. There are many reasons height limits are set, and I feel it should be followed, especially right next to a building that follows the building height codes. A variance in height will have a negative impact on the surrounding area.

underground - The proposal includes an underground parking garage. Nova Classical Academy does not have a basement. It has been my understanding that this is due to the toxicity of the land. The acceptability of digging and building underground should be reviewed. Also the impact of building underground next to an existing structure without a basement should be considered.

security—I am concern to have people living so close to a school. I am concerned for the students' safety. Additionally, I am concerned about residents smoking and having alcohol within a few feet of a school building.

Please deny the conditional use permit and the height and parking variance. I also highly recommend the completion of a traffic and possibly an environmental impact study. Please consider visiting the area around school drop off (8:30-8:40 am) or at school pick up (3:40 - 3:50 pm). If and when you visit please understand that snow narrows the streets and often makes two-way traffic impossible. Thank you for your time and consideration.

Also, NOVA has made an offer to buy that land; this was refused. The owners of the land then requested a variance in order to build a taller apartment complex.

Sincerely,

Theresa Nelson  
mother of 2 students at NOVA classical academy  
Resident of the awesome Hamline Midway neighborhood