

Dear Councilmember Prince:

My name is Stefan Plambeck and I live at 2006 Marshall Avenue in a home designed by Thomas Holyoke, a well-known local architect who worked for Cass Gilbert and helped draft many working drawings for our newly restored State Capital.

Our family has enjoyed our home for over 22 years and its position in our dynamic, beautiful neighborhood. I was at the first reading in support of the study and moratorium on October 4th. I thank you and the city council for voting to support a planning study of this portion of Marshall Avenue to sustain and evolve our residential neighborhood. As a long-time resident in this neighborhood I have already seen many changes. I welcome change and understand this is part of living in our city. As the city focuses on planning for future growth by striking the right density balance, I hope that growth can occur while also identifying that which is important to our neighborhood and preserving the valuable nature of this residential area.

To that end I support, and strongly encourage the city council to take the further step to pass the moratorium being considered for final vote on October 25th. This moratorium will give all parties the breathing space and time for the study to unfold and take into consideration the needs of all to make our neighborhood better than it was yesterday. Thank you for your vocal support of the moratorium on October 4th. I hope you will work among your colleagues to ensure this moratorium passes on the final vote.

Thank you

Stefan Plambeck
2006 Marshall

Avenue
From: Glen McCluskey [mailto:glenlaw@glen-law-office.com]

Sent: Wednesday, October 11, 2017 3:04 PM

Subject: Thanks for you voting to approve the zoning and land use study of west Marshall Avenue.

Dear Councilmember:

This is to express my thanks to you and other councilmembers for unanimously voting to approve the zoning and land use study of west Marshall Avenue.

We will also be asking for your support for a proposed moratorium to hold to the status quo and provide breathing space before additional buildings are torn down and others put up in this area.

I have lived at 2016 Marshall (at Wilder) with my wife for 30 years. I served on the Merriam Park Community Council and its successor the Union Park District Council for 10 years. I served as President of the UPDC for three years.

My wife and I are extremely interested in this issue and we thank you in advance for your support.

Please let me hear from you with any questions or issues I might be able to address.

I will plan to see you at the public hearing for this matter on October 18, 2017.

Thank you again.

Sincerely yours,

Glen R. McCluskey

From: Meg Arnosti [mailto: @gmail.com]
Sent: Monday, October 16, 2017 10:49 AM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Please support the Marshall Avenue moratorium

Dear Jane,

We are writing to urge you to support a temporary moratorium on Marshall Avenue between Wheeler and Wilder. This will give the Planning department the opportunity to review the development plan in light of the zoning and land use study that passed on October 4, before allowing future development. Let's not tip the density balance too far before evaluating the options for this important street.

Thank you for your consideration.

Meg and Don Arnosti
1722 Princeton Avenue
St. Paul, MN 55105

From: Weston, Dan [mailto:dan.weston@woodplc.com]
Sent: Monday, October 16, 2017 2:20 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: RE: West Marshall Avenue Residential Corridor Zoning Study

Good Afternoon Jane -

I am writing this email as a concerned citizen of the City of Saint Paul and a resident of the Union Park District. I, along with my wife, Anne, and our children have lived on Marshall Avenue just over a year and I have been a Saint Paul resident for 22 years. We recognize the vibrancy and character of the neighborhood and consider the area to be one of the best places to live in the Twin Cities metro area.

I very much appreciate the Saint Paul City Council's approval of the west Marshall Avenue zoning study to be conducted within the coming year, Jane. The study is very important in order to understand current density and appropriate zoning for this designated residential corridor, and gather input from residents and businesses coexisting in the neighborhood. I would also like to thank Council President Russ Stark for sponsoring the study and a temporary six-block west Marshall Avenue RM2 zoning district moratorium.

Please vote to approve the temporary 6-block RM2 high-density zoning district moratorium (specifically between Wheeler Street and Wilder Street) next week. Many historic, important homes still exist in this corridor that exhibit timeless quality and character. I feel they are an integral part of Saint Paul and it is our duty to preserve that special character, or at least study and evaluate these structures more thoroughly before they are torn down and gone forever. The moratorium is essential to allow necessary time to complete the study without distraction.

I appreciate your attention to this matter.

Regards,
Dan Weston, PE SE
Home Owner
2005 Marshall Ave

Dear Council,

My name is Tom Basgen, I live at 659 Wilder st unit A and I'm writing in opposition to the moratorium and historical zoning of a section of Marshall Ave. Enacting a moratorium and adding additional regulations on building housing in that area via a historical overlay will unnecessarily further burden a housing market which is already in dire need of more. Our vacancy rates in this city are unhealthily low and it's starting to warp housing prices and rents in incredibly negative ways.

When I first moved to Saint Paul it was right on Marshall and Prior and as for the justification of the historical overlay, the only things worthy of historical preservation in that area are its beautiful church buildings like Saint Sahag. Even then! Preserving a single church building as circumstances arise is no justification to put the entire neighborhood on lock down.

Nix this ill conceived ordinance. It serves only the purse strings of those property owners within the area at the expense of the rest of the city.

Thanks for your time,
Tom Basgen

From: Steven M. Sitek

Sent: Wednesday, August 30, 2017 1:34 PM

To: #CI-StPaul_Ward4

Cc: Henningson, Samantha (CI-StPaul); Drummond, Donna (CI-StPaul); julie@unionparkdc.org

Subject: Request for Approval of Temporary Development Moratorium = West Marshall Ave.

Dear Mr. Stark,

Our family lives on Dayton Avenue near St. Mark's church/school. We understand efforts are underway to quickly develop parts of Marshall Avenue near our home that, if approved, are likely to have a significant negative impact on our neighborhood.

First, we appreciate the fact that the UPDC Land Use and Economic Development Committee unanimously approved proceeding with a zoning study of west Marshall Avenue. That being said, we respectfully request that the City Council act quickly to approve a temporary development moratorium over parts of West Marshall Avenue on an emergency basis. This action will allow for completion of the zoning study, maintain the status quo until the study is completed, and protect the integrity of the Committee's ultimate recommendations. The moratorium would not be burdensome, but rather could, and should, be limited to a 6-block area from Wheeler Street west to Wilder Street. This size is similar to the one you sponsored in 2012 on Grand Avenue.

Please understand we are not outright rejecting or opposing multi-family housing development in the neighborhood. We recognize it is vital to the area. We just want to make sure it is done

thoughtfully and carefully in order to try and ensure reasonable density, building structure sizes, traffic impacts, etc.

Thanks for your help in this regard,

Steve Sitek & the Sitek Family

From: Bridget Axelson

Sent: Monday, October 16, 2017 8:54 PM

To: #CI-StPaul_Ward4; Henningson, Samantha (CI-StPaul); Bauer, Kelly (CI-StPaul); #CI-StPaul_Ward3; #CI-StPaul_Ward5; #CI-StPaul_Ward2; #CI-StPaul_Ward1

Subject: Marshall Ave Rezoning study

I am a resident at Wheeler and Fairview avenue. Thank you Russ Stark for sponsoring the Marshall Ave Rezoning study.

The temporary West Marshall Ave RM2 rezoning one year moratorium will cover only 6 blocks and provide time to plan for future development that serves the communities needs. I am not anti-development, I recognize property owners' right to reasonably develop his/her property, however, the City review and approval process should be improved and considerations need to be made to protect historic homes that give St. Paul it's character and appeal.

Marshall Ave west of Snelling is characterized as a RESIDENTIAL CORRIDOR in St. Paul's Generalized 2030 Future Land Use Comprehensive Plan. Definition: "Segments of street corridors that run through Established Neighborhoods; predominantly characterized by medium-density residential uses. Some portions of residential corridors could support additional housing." Whereas, Snelling, Selby, University, and parts of Grand are called MIXED USE CORRIDORS which are intended for higher residential densities and more commercial uses.

Four of the six blocks in Marshall's RM2 district (between Wilder and Howell streets) already provide a considerable quantity of multi-family housing. There are over 200 residential rental units in these four blocks. Many homes that appear to be single-family are actually split up into multi-family rental properties (great adaptive, environmentally friendly uses vs. wasteful teardowns).

Please grant the moratorium so that a careful review process can be implemented to protect what makes our part of Marshall ave special.

Bridget Axelson

From: Stefan Plambeck

Sent: Friday, August 25, 2017 1:37 PM

To: #CI-StPaul_Ward4

Cc: Henningson, Samantha (CI-StPaul); Dean.M.Nelson@pjc.com; julie@unionparkdc.org

Subject: Urgent Request- Marshall Avenue

Dear Russ-

Please consider an immediate development moratorium for a portion of Marshall Avenue (Dean Nelson has provided you those request details). I live at 2006 Marshall Avenue and attended with a large group of our neighbors the Union Park Land Use meeting a few days back.

As that work progresses, I have learned that work is progressing very quickly across the street on a five story development akin to what was seen on Grand Avenue. Our neighborhood needs your immediate support to put in place measures to have a more considered discussion of this development with more input from the neighbors.

If you do not act quickly to help put in place a moratorium, once they file a permit, this development will go forward and forever alter the cityscape in our neighborhood.

As noted above, Dean has I think provided you with the details around the proposed development as well as the scope of the proposed moratorium action. Please act swiftly!

Thank you.

Stefan

From: sharon arad

Sent: Wednesday, August 30, 2017 9:29 AM

To: #CI-StPaul_Ward4

Cc: Henningson, Samantha (CI-StPaul); Drummond, Donna (CI-StPaul); julie@unionparkdc.org

Subject: Marshall Avenue Urgent Request

Dear Russ-

Having been made aware of the situation on Marshall Avenue, I wanted to make the following urgent request. I live at 2006 Marshall Avenue.

· **REQUEST: We respectfully request that the City Council must now approve a temporary development moratorium** over parts of west Marshall Avenue, on **an emergency basis. As your staff is aware**, apartment developers are active in the market, with the potential for many 5-story, 50-foot buildings across the entire Marshall Avenue RM2 district. Examples:

· **1984 Marshall** 5-story student apartment development was presented to UPDC Land Use on June 19, 2017.

· **1973/1977 Marshall** two-lot apartment development is gaining steam very rapidly, and like the Grand and Finn 5-story apartment building constructed on two lots, the 1973/1977 Marshall building could almost certainly be built with **NO VARIANCES REQUIRED** or **OPPORTUNITY FOR COMMUNITY INPUT**.

o To provide Planning and other parties involved in the zoning study the **necessary breathing room** to complete the study.

o **Maintain the status quo for a reasonable period until Planning has made its zoning recommendations** derived from its west Marshall Avenue study.

o Moratorium would **protect Planning's ultimate recommendations made after the zoning study is completed** against potentially conflicting **new development building permits that could be submitted and approved while the study work is in progress** (i.e., Planning's hard work on the zoning study would not potentially be wasted).

o Propose a very limited area for the moratorium covering only the full **6-block Marshall Avenue RM2 zoning district from Wheeler Street then west to Wilder Street** (the development moratorium Russ sponsored in 2012 on Grand Avenue coincidentally covered the equivalent of 6 standard City blocks in an RM2 zoning district); our proposed moratorium would not interfere with any commercial and business development activity under consideration at Snelling Avenue.

o Provide an opportunity to review neighborhood densities through the zoning study and achieve the City's goal of striking the right balance (**we neighbors are not fundamentally opposed to new multi-family housing, provided some reasonable density balance is achieved**).

o Allow the Heritage Preservation Commission enough time to update its 1980s assessments of certain important historic Marshall Avenue structures.

The existing 6-block Marshall Avenue RM2 zoning district has the unfortunate distinction of containing the vast majority of west Marshall Avenue's more significant historic homes.

Thank you in advance for considering this time-sensitive request.

Regards,

Sharon Arad

From: Shanna Sether-Clarksen

Sent: Wednesday, August 30, 2017 2:43 PM

To: #CI-StPaul_Ward4; Henningson, Samantha (CI-StPaul); Drummond, Donna (CI-StPaul); julie@unionparkdc.org

Subject: Development moratorium and concurrent study of Marshall Avenue

Dear Council Member Stark,

I am writing to you to express the need for a development moratorium and concurrent zoning study of Marshall Avenue.

The context of Marshall Avenue is accurately reflected in the Residential Corridor designation found in the St. Paul Comprehensive Plan. We chose this neighborhood, because it has a mix of uses including low- to medium residential, institutional and neighborhood serving retail uses. We expect there to be growth in the neighborhood and surrounding areas; however, the potential development intensity allowed under RM2 would be more appropriate for a Mixed-Use Corridors, such as Snelling, Randolph and portions of Selby Avenues, or within a Neighborhood Center at the Ford site or along West 7th. The possible density allowed in RM2 with a density bonus (over 36 units per acre) would even be within the guided density for Downtown, which allows for greater than 35 units per acre. A development moratorium and concurrent rezoning study are warranted due to the inconsistent zoning classifications with the comprehensive plan along the west Marshall Avenue corridor.

I have been surveying the neighborhood and surrounding area and have not found any other historic or recent examples of height exceeding 3 stories along Residential Corridors including, Marshall, St. Clair and Cleveland. The development potential in the RM2 with the increased grade would allow for a 60+ foot tall structure, measured from the public sidewalk. In particular, Marshall Avenue grades are higher on the north side of the street, which have an even greater impact to adjacent properties to the north and greatly diminish access to light, air, and privacy, which are the principals for which zoning exists. I have two young daughters, one will be starting at Groveland Elementary this fall. We love to garden and spend time in our backyards with our neighbors – living next to a 50-foot tall building will reduce the livability and diminish the character of our neighborhood.

I would also like to add that the lack of public process that would allow this type of scale and intensity of development is a detriment to the City and residents. With more design and massing

controls, I believe there would be better development outcomes than similar development recently constructed at Grand and Finn. By comparison, I would need adjacent property owner consent and a conditional use permit to allow for an accessory dwelling unit (carriage house) on my property.

We are relying on you to initiate a development moratorium to protect the character and livability of our neighborhood.

Thank you,
Shanna Sether-Clarksen

From: Scott Vanwert

Sent: Sunday, August 27, 2017 3:54 PM

To: #CI-StPaul_Ward4; russ.stark@ci.stpaul.mn

Subject: Request for Emergency Development Moratorium Along West Marshall

Dear Council President Stark,

My partner Lisa and I have lived in a 2.5 story American Four Square home built in 1911 at 1985 Marshall Avenue since 1991 and am a life-long Saint Paul resident having grown up in the Midway area. Lisa and I love Saint Paul in all its diversity and richness and especially love the Merriam Park neighborhood. Even living on bustling Marshall Avenue and only 4 blocks from Saint Thomas, brings us a unique sense of abundance and appreciation for our wonderful, multi-faceted city.

However, in the past few weeks we have become aware and alarmed of the prospect that our stretch of Marshall Avenue, now a well-balanced mix of well-kept, historic and often stately homes blended with lower rise apartments, could become lined with 50 foot tall maximized square footage block apartment buildings seemingly out of proportion with existing structures and potentially bring over-densification to our neighborhood. And as example, we sadly see the recent building of such a maximum height / square footage monolith on Grand Avenue near Finn Street as bringing such negatives to an adjacent neighborhood in which a better balance could have been struck.

As best most residents can tell, RL-2 zoning along a six block stretch of Marshall beginning just west of Snelling to Wilder was considered very appropriate many decades ago when mass transit was based on our street car system, and provided easy access to employers in downtown and along Lake Street; and indeed the average density along this corridor seems relatively high already considering the number of 3 story apartments built over past decades. And specifically building maximum allowable square footage footprint and 50 foot tall buildings along this section of Marshall seems extreme, out of proportion and out of character for the

Union Park neighborhood. So it seems that adding further density may be deemed a big negative to quality of life in all of Union Park and so many residents are requesting initiation of a zoning study for this corridor.

Congestion is an real issue and growing on Marshall Avenue, and as I observed on a recent week day off, non-Merriam Park residents are frequently avoiding this congestion on Marshall during week days, by cutting through non-arterial streets, while often ignoring the 25 mph speed limits, adding further support for a thoughtful zoning study of this corridor and again raising the question of whether this stretch of Marshall can handle more density.

We attended a Union Park planning council meeting last week in which a unanimous motion was carried to request a Zoning study on this stretch of Marshall Avenue and Donna Drummond happened to be present and helped the citizens present understand the zoning study process and how priorities are set within city departments to support them.

However, the neighborhood has now become aware that developers appear to be rapidly pushing forward plans to quickly initiate at least two different maximum square footage block monolith projects along this section of Marshall Avenue involving several tear downs of 100+ year original single family houses (one at least of significant historical importance).

Lisa and I respectfully urge you to move forward quickly with the city council to propose and enact an emergency moratorium on development along this stretch of Marshall to allow a thoughtful zoning study to be initiated & completed. We believe time is of essence in this matter.

Thanks for your service and dedication through all these years. And thanks for making Ward 4 and the City of St. Paul a place where we love to live.

Respectively Yours,

Scott Van Wert

Lisa Albrecht

From: Robert Clarksen

Sent: Monday, August 28, 2017 1:02 PM

To: #CI-StPaul_Ward4

Cc: Henningson, Samantha (CI-StPaul); Bauer, Kelly (CI-StPaul); Drummond, Donna (CI-StPaul); julie@unionparkdc.org
Subject: Potential Developments along Marshall Avenue between Fairview and Cretin

Dear Council President Stark,

My wife and I own the home at 1980 Iglehart Avenue. We moved to St. Paul from Minneapolis 11 years ago, and we have lived at our current residence for 2 years. When we looked to move two summers ago, the call of the grand old homes nestled along the Marshall Avenue Residential corridor was irresistible. As an active family of four that spends a lot of time walking the streets and sidewalks around Merriam Park, we look forward to raising our kids in a neighborhood we love. While Marshall Avenue is a busy Residential Corridor – a busy street - we love that is still friendly to families with small children.

Our home is located across the alley from the properties at 1973 and 1977 Marshall Avenue, which we understand to be the site of a proposed redevelopment project that would remove two period homes (one of which being a potential historic resource) from our neighborhood. On Wednesday, August 23, I attended the Union Park Land Use Committee meeting, where I spoke in favor of the committee's recommendation to the neighborhood board that the City conduct a rezoning study on Marshall Avenue. Now, I write on behalf of my wife and family, and I urge you to support a development moratorium and subsequent rezoning study along Marshall Avenue. The properties along Marshall Avenue, between Cretin and Fairview Avenues are currently zoned RM2, medium density district, allowing up to 29.4 units per acre (1500 sq. ft. of lot area per dwelling). The Saint Paul Comprehensive Plan provides density ranges of Residential Corridors, such as Marshall Avenue, of 6-30 dwelling units per acre (see Fig. LU-K, Generalized 2030 Land Uses, Southwest Sector Land Use map). The RM2 District would currently allow for residential development **at the maximum density allowed along a Residential Corridor - we believe this is unacceptable.** Furthermore, if a developer were to obtain a density bonus for underground parking (rather easy on lots with so much slope) the potential for even higher density - over 36 units per acre is achievable. Due to the height of the site, any 5 story building would have the impact of a 6 story structure in terms of its impact on surrounding development. We believe that a development pattern of this nature, and at this scale, would be in inappropriate and inconsistent with the St. Paul comprehensive plan for several reasons:

- The Grand Avenue rezoning study was commissioned under a similar guise (due concerns over the impact of a proposed development EG Finn and Grand) and within the same geographic extent (approximately 6 blocks of RM2 parcels) as the moratorium and rezoning study sought by my neighbors along Marshall Avenue.
- Between Fairview and Cretin Avenues, Grand has several examples of 1920's era buildings over 4 stories. Unlike Grand, Marshall Avenue has even higher grades, but there no multiple-family buildings in excess of 3 stories in height. I do not believe a development over 3 1/2 stories has any place on Marshall.
- The substantially higher grade along this portion of Marshall will allow a windfall for development in the RM2 Medium Density District of (1) increased height, upwards of 60+ feet from the public sidewalk; and (2) more opportunity to allow for underground parking, providing development density exceeding that allowed in Residential Corridors.
- The neighborhood cannot afford to duplicate the mistake that occurred at Grand and Finn (also zoned RM2) that allowed a 5 story building with virtually no aesthetic interest to be built on top of the hill at Marshall and Moore. The Grand Avenue study reviewed appropriate development density, including restricting the height and bulk of new

structures, but equally as important we understand that it added design standards intended to reflect the quality and craftsmanship characteristics of a early 20th century street.

We are not averse to neighborhood change, but we are concerned that the potential redevelopment scale and range is inappropriate along Marshall Avenue, which is a Residential Corridor. We believe the existing RM2 zoning would be more appropriate for a Mixed-Use Corridors (30-150 units per acre), possibly within a Neighborhood Center (30-150 units per acre), or considerably in the Downtown (35-200 units per acre) designation. These land use features are not found on ANY portion of Marshall Avenue between the Cathedral and the River.

Quite simply, the buildings at Grand and Finn are both examples of uninspiring student housing that make an unattractive addition to the neighborhood. The University of Saint Thomas is a very important institution in Merriam Park, but the University needs to step up to the plate in its role as a provider of housing that meets the needs of its student community without negatively impacting the physical community it exists within. Relying on the private market to provide quality offcampus rental housing can not be (and clearly has not been) the only answer. We respectfully ask you to consider a moratorium on development and commission a study along west Marshall Avenue to ensure future development in the area maintains the character and livability of the neighborhood we call home.

Thank you,

Robert and Shanna Clarksen

From: Smyth, Richard

Sent: Sunday, August 27, 2017 9:57 PM

To: #CI-StPaul_Ward4; Henningson, Samantha (CI-StPaul); Drummond, Donna (CI-StPaul); 'julie@unionparkdc.org'

Subject: *****URGENT*****Marshall Ave/Merriam Pk - Development moritorium request - Resident: 1995 Marshall Ave

To Whom it may concern:

My Name is Richard Smyth and I recently bought and moved into a home at 1995 Marshall Ave in the Merriam Park area of St Paul. My wife (Melissa), my daughter Peighton and myself, moved in to this neighborhood due a love of the area with, the hustle and bustle of the metro in a historic part of St Paul, and easy access to highway in all directions. The area is also known to be a great place to raise a family due to the many amenities within a few blocks, from schools and shopping to restaurants and parks. There is so much we love about the area and since we

moved in, we have gotten to know the area and the people a lot better. Needless to say, we are growing very quickly to love where we live.

We recently became aware that there are various different historic properties in the area being bought by developers for the purpose of, demolishing and replacing them with large, 5-6 story, 20 unit condo buildings intended for student housing, similar to those built on Grand Ave. The examples of this up and down Grand Ave are not something I think fits in with the look and history of the area. I have also seen some of the artists renders and drawings for the building proposed for replacing a period home on the corner of Marshall and Moore, one of the most beautiful homes in the area.

I am not against progress or development but it seems a lot of these developments around the city occur without any sort of community involvement or consideration of the existing aesthetics of a particular neighborhood. With so many amazing structures in our neighborhood, I would hate to see these buildings lost without cause and without full consideration of the impact it would have on the areas current and future residence and their needs.

I also have concerns about the increased traffic in the area, with so many schools and young kids in the area, including my own. Marshall itself is already such a busy street, which is one of the reasons we like it but I feel it would increase the traffic in the side streets which is an area that is primarily used for kids to play and go to and fro, from school and the various parks every day.

I support development as mentioned above and also understand the need for increased housing, however I think we should definitely be taking every precaution possible to ensure that we are not making mistakes in the removal of these historic, beautiful buildings, while also changing the personality of the neighborhoods they reside. Without some sort of oversight from the appropriate planning and development officials, to ensure the proper development of the Marshall Ave corridor, I feel it may get out of hand to the point of no return, if something is not done immediately.

I was present at the UPDC Land Use and Economic Development meeting the other night and I was encouraged by the number of people from the community who share my concerns and I was very pleased that the Committee unanimously approved proceeding with a zoning study of west Marshall Avenue, and that Donna Drummond indicated the study was something the Planning Department could do.

I, as part of the neighborhood here in Merriam Park, respectfully request that the City Council to approve a temporary development moratorium over parts of west Marshall Avenue, on an emergency basis, first thing on Monday, August 28, or Tuesday, August 29:

I would also be in full support and in fact a strong believer in the necessity to, allow the Heritage Preservation Commission enough time to update its 1980s assessments of certain important historic Marshall Avenue structures. The existing 6-block Marshall Avenue RM2 zoning appears the most at risk, as it contains the vast majority of west Marshall Avenue's more significant historic homes.

I send this request as a concerned resident of this neighborhood, and feel immediate action on this subject is required due to the fast paced way in which these developments seem to be able to pop up.

I appreciate you taking the time to read this email, and hope it will help in the speedy processing of a moratorium for this area to allow the sensible and proper planning for development and use of this neighborhood.

Thank you

Richard Smyth

From: Philip Bussey

Sent: Monday, October 16, 2017 9:59 AM

To: #CI-StPaul_Ward4

Subject: Ord 17-54

Dear Councilmember Stark,

My name is Philip Bussey and I live in the Hamline-Midway neighborhood. I have been a huge fan of your advocacy for promoting legislation that ensures a more sustainable future through your work (among other things) promoting the Ford plan and compostable takeout containers.

I think the moratorium on development along Marshall Ave sets a dangerous precedent where a vocal minority can block projects that would increase the tax base, as well as improve access to housing along established transportation and commercial corridors.

I strongly oppose the moratorium and hope that you continue to advocate for legislation that increases the financial and environmental resilience of St Paul.

Thanks,

Philip Bussey

From: Wojda, Paul J.

Sent: Wednesday, August 30, 2017 3:15 PM

To: #CI-StPaul_Ward4

Cc: Henningson, Samantha (CI-StPaul); Drummond, Donna (CI-StPaul); julie@unionparkdc.org

Subject: Proposed Development at 1973/77 Marshall Avenue

Dear Councilmember Stark,

I write as a concerned resident of Ward 4, where I have lived since 2001 (1970 Iglehart Avenue).

Just two days ago I learned that a multi-story apartment building is being proposed for the corner of Marshall and Moore Avenues. These properties are adjacent to my own, across the alley.

Since then I have been in conversation with some other concerned residents of our neighborhood.

I think our concerns are basically threefold, two of which are substantive, the third procedural:

1. The proposed structure, which would occupy two lots, would significantly alter the character of our neighborhood by increasing its population density.

I recognize that increasing the population density in St. Paul is among the long-term goals of city planners. I have no objections to increased density as such. However, it seems to me that *where* that increased density is allowed to occur is a matter of some importance, not least to the residents of those neighborhoods most directly affected. The rights of property owners cannot be the only consideration. Indeed, the whole point of zoning regulations is to find a balance between property rights and other goods, such as the well-being of neighborhoods. The property on Marshall/Moore is part of a fairly sizable district zoned to allow the construction of such housing. Many neighbors will be affected by this development, which for all we know may well be only the beginning of such construction in this zone.

2. The proposed structure would require the demolition of architecturally significant structures.

I'm thinking primarily of 1977 Marshall, on the corner of Moore. But the current demand for housing in St. Paul generally (it seems there are apartment developments going up everywhere these days), and the attractions of the RM2 zone along Marshall (between Wheeler and Wilder) in particular, mean that developers may well be responsible for the irreversible loss of architecturally significant homes (and other buildings). Again, this is the sort of good ("architectural heritage") that needs to be balanced against the rights of property owners to develop their land.

3. Neighbors need to have a voice in this process.

More is at stake here, in my opinion, than simply two parcels of land and two homes (one of architectural significance). Far more important is the matter of what (or rather who) will continue to drive real estate development within historical St. Paul neighborhoods. Will the interests and concerns of current and longtime residents be heard above the noise of wrecking balls and construction crews? Or will developers without any real commitment to these neighborhoods other than the profit from their rents be what shapes our communities?

Together with my fellow neighbors I would respectfully ask for a temporary moratorium on any future development of this area of Marshall Avenue until these issues (population density studies; architectural heritage survey) be conducted to determine whether the proposed sorts of property developments should move forward.

Thanks for your attention,

Paul J. Wojda

From: Laurel Collins

Sent: Wednesday, October 11, 2017 12:42 PM

To: #CI-StPaul_Ward4

Subject: Marshall Ave zoning study

Hello Mr. Stark,

I am a resident in your ward, and also live on Marshall Ave. My family and I have been trying to follow the proposed changes on Marshall, and we know there is a meeting coming up in the next week or so, unfortunately, we will be out of town and unable to attend. We support the moratorium on building (especially 5 story structures), and the zoning study.

We own an older home on Fairview & Wheeler that we bought 4 years ago. We have two adults, and three children (4, 7, and 15). We were aware that Marshall was busy when we moved in, and we have really appreciated the efforts to slow traffic down with crosswalks and signage. We hope it will continue. We also are pleased with efforts to keep Aldine playground clean, safe, and welcoming for children.

We feel that it is important for the city, and for drivers, to remember that most of Marshall Ave is residential, with children and families. It feels like people think of Marshall as Snelling or Lake Street, both of which are significantly more commercial based. Trucks, especially, are quite loud. We are concerned about the stadium, and proposed new 5-story buildings, changing the street, the noise, the safety, and the walkability we currently have.

Thank you for your time,

Laurel Collins

Sent: Sunday, August 27, 2017 8:48 PM

To: #CI-StPaul_Ward4

Subject: Proposed changes on Marshall Avenue

Dear Mr. Stark,

I am John Manz, currently residing at 1980 Marshall Avenue. My family and I have only lived at this address since 2001. But we moved here intentionally on account of the historic old Victorians along the street. We are the third owner of our home in more than one hundred and twelve years.

We are simply in shock to discover on Saturday the Architectural drawings of the proposed building to be constructed after the demolition of the homes directly across the street from our home.

We are very angry and quite frankly feel betrayed. It is simply unacceptable that the architecture and history of our neighborhood is trashed for an outsider's profit under the guise of "high density."

I spent my professional life as a Lutheran pastor. The last thirty five years of my career were spent at Gloria Dei Lutheran Church in Highland.

You can bet we were ever so careful of our impact on the community, and knew and valued the input from the people in whose neighborhood we were located.

There must be a moratorium and then a major study of consequences of any such proposed changes.

Please listen to your constituents who live at Ground Zero.

Most Earnestly,
John Manz

Sent: Sunday, August 27, 2017 9:25 PM

To: Henningson, Samantha (CI-StPaul) <samantha.henningson@ci.stpaul.mn.us>

Subject: Proposed changes on Marshall

Dear Ms. Henningson,

I write to strongly protest, in no uncertain terms, the proposed changes in our neighborhood.

My wife and two daughters moved to 1980 Marshall in 2001. It has been our dream to live in a Victorian Home in an historic area. We have become the third owners of this property in one hundred and twelve years. And we take our stewardship of the property and the neighborhood most seriously.

Please, augmenting for capitalistic purposes the notion of "High Density" at the cost of the destruction of historic homes is crude and barbaric.

I was pastor st Gloria Dei Lutheran Church in Highland for nearly thirty five years. You better believe we took with religious seriousness our impact upon the neighborhood in which we were located before considering any changes. Period.

Please listen to the voices of the people who live here, who dutifully pay the taxes here, and who vote here.

We need a moratorium on permits and proposed construction. We need a Study which looks at all the pieces in play, including the voices of all the people who have lived here lo these many years.

Please.

And thank you,

Most Earnestly,
John Manz

From: Glen McCluskey

Sent: Monday, August 28, 2017 10:32 AM

Subject: temporary development moratorium over parts of west Marshall Avenue

Greetings:

My wife and I live at 2016 Marshall Avenue (at Wilder) and have for 30 years.

This is to let you know that I fully support the efforts of the Marshall Neighborhood group with regard to the proposed a temporary development moratorium over parts of west Marshall Avenue and the other requests they have brought to your attention in this regard.

I also support the need to preserve the status quo regarding development along the avenue until the St. Paul Planning Commission has had an opportunity to do a proper study of the zoning there.

I urge you to support these efforts as well. Once our historic homes are gone, they are gone forever. I much prefer and support keeping these homes for their neighborhood and historic value.

As you well know, our Merriam Park area is now over 51% rental/multi-housing. Helping us to maintain the character of the neighborhood is a vital importance to all of St. Paul and its well-known historic and aesthetic character.

Thank you.

Sincerely yours,
Glen R. McCluskey

From: Weston, Dan

Sent: Sunday, August 27, 2017 1:06 PM

To: #CI-StPaul_Ward4

Subject: Marshall Ave study and potential temporary development moratorium between Wheeler and Moore

Good Morning Russ -

I am writing the email as a concerned citizen of the City of St Paul and a resident of the Union Park District living on Marshall Ave. I appreciate that the Union Park District Council Land Use and Economic Development Committee has approved a zoning study. I respectfully request that a Temporary Development Moratorium (specifically between Wheeler Street and Wilder Street) IMMEDIATELY.

There exists many historic homes in the above mentioned area defining timeless quality and character. I feel they are an integral part of Saint Paul and it is our duty to preserve that character.

Myself, wife and neighbors are aware of a development proposed to demolish properties 1973 and 1977 Marshall Ave replacing them with a high density apartment building. We are also aware of a similar proposed structure located at 1984 Marshall Ave.

I fear these developments will adversely affect the character of the area of the requested study prior to its completion. The Moratorium will allow appropriate study so that those of us who live in and appreciate the neighborhood can be heard. We realize the current RM2 designation will allow with out variance documented high density properties in a area that already has high density.

I appreciate your attention to this mater!

Regards,
Dan Weston

From: Anne Brosius Weston

Sent: Sunday, August 27, 2017 10:36 AM

To: #CI-StPaul_Ward4

Subject: Urgent Request

Dear Russ,

My husband and I purchased our home at 2005 Marshall Avenue one year ago and are thrilled to be the owners of a beautifully maintained historic Louis Lockwood designed home. We are very concerned, however, with the recent developments concerning proposed tear-down and building of new five-story apartment building at 1973/1977, as well as at 1984 Marshall Avenue.

We attended last Monday's meeting of the UPDC Land Use and Economic Development Committee and were relieved that a zoning study was approved. However, very recent developments concerning properties at 1973/1977 Marshall Ave. have come to our attention and we are extremely worried that this could possibly move forward quickly without a variance required or need for Committee overview or neighborhood resident input.

We are requesting that the City Council approve a temporary moratorium on the six-block RM2-zoned district between Wheeler Street and Wilder Street on Marshall Avenue on **Monday, August 28 or Tuesday, August 29, at the latest** in order to delay what appears to be a fast-moving process that will change our beautiful neighborhood without any input from those individuals that such change will directly impact.

Thank you for your attention to this very important matter.

Anne Weston

From: Meg Arnosti

Sent: Monday, October 16, 2017 10:46 AM

To: #CI-StPaul_Ward4

Subject: Please support the Marshall Avenue moratorium

Dear Russ,

We are writing to urge you to support a temporary moratorium on Marshall Avenue between Wheeler and Wilder. This will give the Planning department the opportunity to review the development plan in light of the zoning and land use study that passed on October 4, before allowing future development. Let's not tip the density balance too far before evaluating the options for this important street.

Thank you for your consideration.

Meg and Don Arnosti

From: Stefan Plambeck [<mailto:stefplam@gmail.com>]

Sent: Wednesday, October 11, 2017 8:19 AM

To: #CI-StPaul_Ward3

Subject: Marshall Avenue Moratorium

Dear Councilmember Tolbert:

My name is Stefan Plambeck and I live at 2006 Marshall Avenue in a home designed by Thomas Holyoke, a well-known local architect who worked for Cass Gilbert and helped draft many working drawings for our newly restored State Capital.

Our family has enjoyed our home for over 22 years and its position in our dynamic, beautiful neighborhood. I was at the first reading in support of the study and moratorium on October 4th. I thank you and the city council for voting to support a planning study of this portion of Marshall Avenue to sustain and evolve our residential neighborhood. As a long-time resident in this neighborhood I have already seen many changes. I welcome change and understand this is part of living in our city. As the city focuses on planning for future growth by striking the right density balance, I hope that growth can occur while also identifying that which is important to our neighborhood and preserving the valuable nature of this residential area.

To that end I support, and strongly encourage the city council to take the further step to pass the moratorium being considered for final vote on October 25th. This moratorium will give all parties the

breathing space and time for the study to unfold and take into consideration the needs of all to make our neighborhood better than it was yesterday.

Thank you

Stefan Plambeck

2006 Marshall Avenue

From: Weston, Dan [<mailto:dan.weston@woodplc.com>]

Sent: Monday, October 16, 2017 1:54 PM

To: Kelley, Pattie (CI-StPaul)

Subject: RE: West Marshall Avenue Residential Corridor Zoning Study

Good Afternoon Pattie -

I am writing this email as a concerned citizen of the City of Saint Paul and a resident of the Union Park District. I, along with my wife, Anne, and our children have lived on Marshall Avenue just over a year and I have been a Saint Paul resident for 22 years. We recognize the vibrancy and character of the neighborhood and consider the area to be one of the best places to live in the Twin Cities metro area.

I very much appreciate the Saint Paul City Council's approval of the west Marshall Avenue zoning study to be conducted within the coming year. The study is very important in order to understand current density and appropriate zoning for this designated residential corridor, and gather input from residents and businesses coexisting in the neighborhood. I would also like to thank Council President Russ Stark for sponsoring the study and a temporary six-block west Marshall Avenue RM2 zoning district moratorium.

Please vote to approve the temporary 6-block RM2 high-density zoning district moratorium (specifically between Wheeler Street and Wilder Street) next week. Many historic, important homes still exist in this corridor that exhibit timeless quality and character. I feel they are an integral part of Saint Paul and it is our duty to preserve that special character, or at least study and evaluate these structures more thoroughly before they are torn down and gone forever. The moratorium is essential to allow necessary time to complete the study without distraction.

I appreciate your attention to this matter.

Regards,

Dan Weston, PE SE

Home Owner

2005 Marshall Ave

St Paul, MN 55104

From: Janet Anderson [<mailto:jainstp@q.com>]
Sent: Monday, October 16, 2017 11:33 AM
To: #CI-StPaul_Ward3
Subject: Zoning Moratorium on West Marshall Ave

Dear Councilmember Tolbert,

Please support the West Marshall Avenue RM2 zoning district moratorium. I understand this will come up at Weds. evening council meeting. There is a lot of development happening & planned. Let's take our time & do it right.

Thanks,

Janet Anderson

1799 Sargent Ave

From: Meg Arnosti [<mailto:arnosti.meg@gmail.com>]
Sent: Monday, October 16, 2017 10:41 AM
To: Tolbert, Chris (CI-StPaul)
Subject: Please support the temporary moratorium on Marshall Avenue

Chris,

I am writing to urge you to support a temporary moratorium on Marshall Avenue between Wheeler and Wilder. This will give the Planning department the opportunity to review the development plan in light of the zoning and land use study that passed on October 4, before allowing future development. Let's not tip the density balance too far before evaluating the options for this important street.

Thank you for your consideration.

Meg Arnosti

1722 Princeton Avenue

St. Paul, MN 55105

From: Glen McCluskey [<mailto:glenlaw@glen-law-office.com>]

Sent: Wednesday, October 11, 2017 3:04 PM

Subject: Thanks for you voting to approve the zoning and land use study of west Marshall Avenue.

Dear Councilmember:

This is to express my thanks to you and other councilmembers for unanimously voting to approve the zoning and land use study of west Marshall Avenue.

We will also be asking for your support for a proposed moratorium to hold to the status quo and provide breathing space before additional buildings are torn down and others put up in this area.

I have lived at 2016 Marshall (at Wilder) with my wife for 30 years. I served on the Merriam Park Community Council and its successor the Union Park District Council for 10 years. I served as President of the UPDC for three years.

My wife and I are extremely interested in this issue and we thank you in advance for your support.

Please let me hear from you with any questions or issues I might be able to address.

I will plan to see you at the public hearing for this matter on October 18, 2017.

Thank you again.

Sincerely yours,

Glen R. McCluskey

Attorney At Law

From: Robert Clarksen [<mailto:midwest.urban@gmail.com>]

Sent: Tuesday, October 17, 2017 10:59 PM

To: #CI-StPaul_Ward3

Cc: McMahan, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul)

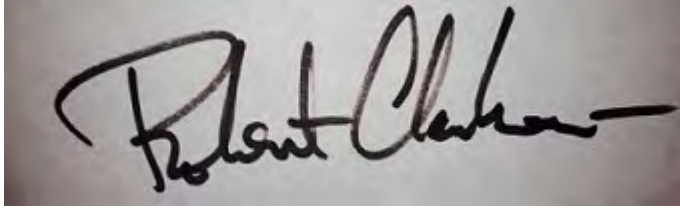
Subject: Public Comment - West Marshall Ave Moratorium

Dear Council Member Tolbert,

My wife and I thank you for your support of the Marshall Avenue zoning study at the last City Council meeting. We are writing to you to request your continued support for the integrity of the zoning study by voting for the proposed development moratorium along Marshall Ave between Wheeler and Wilder Streets. We believe that the current zoning for the properties on these 6 blocks is inconsistent with the City's comprehensive plan and would allow for development that is incompatible and out of context

within the surrounding neighborhood. Please see our attached letter and St. Paul land use map for more details.

Thank you for your support and consideration.

A handwritten signature in black ink, appearing to read "Robert Clarksen", with a horizontal line extending from the end of the signature.

Robert Clarksen

1980 Iglehart Avenue, Saint Paul, Minnesota 55104

From: Jim Wilgenbusch [<mailto:jwilgenb@gmail.com>]
Sent: Tuesday, October 17, 2017 9:48 PM
To: #CI-StPaul_Ward3
Cc: McMahon, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul)
Subject: Marshall Avenue zoning study

Dear Council Member Chris Tolbert,

I am writing first to thank you for approving the west Marshall Avenue zoning study and second to encourage you to consider supporting the temporary 6-block RM2 zoning district moratorium along west Marshall Avenue. Three and a half years ago we moved from Tallahassee, Florida to Selby near Prior Ave. We considered a number of different neighborhoods, inside and outside of the cities, but decided on this neighborhood because it struck a very good balance between historic preservation of single-family homes and higher density units. Furthermore, historic preservation was clearly a priority of the community in general, based on the *Union Park Community Plan Community Plan*. Lastly, we are parishioners of the Church of St. Mark and its associated school and think that it is especially important to consider how changing the density of the neighborhood could impact this cornerstone of the community.

To be clear, by asking for this moratorium I am simply asking that we take a moment (only one year) to consider the value of what we have now before making irrevocable changes that could have long term negative impacts our community.

Sincerely,

James Wilgenbusch

1921 Selby Ave

From: Lori Brostrom [<mailto:lbrostrom@comcast.net>]

Sent: Tuesday, October 17, 2017 5:18 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; Maki, Taina (CI-StPaul)

Cc: Stephanie Harr; Xiong, Mai Chong (CI-StPaul); McMahon, Melanie (CI-StPaul); Henningson, Samantha (CI-StPaul); OBrien, Kim (CI-StPaul); Renstrom, Scott (CI-StPaul); *CI-StPaul_Contact-Council

Subject: Please support the West Marshall Avenue moratorium

Dear Council President Stark and Councilmembers Noecker, Thao, Prince, Bostrom, Brendmoen and Tolbert;

I wanted to thank you for your support and vote to allow a zoning and land use study to be done for West Marshall Avenue. I am now asking for your additional support for the proposed moratorium on development on that section of Marshall while that study is being done. West Marshall Avenue is an important part of the City's historic heritage, and protecting it--and its character and integrity--against demolition while the zoning study is being done is critical at a time when it would be otherwise vulnerable to disruptive development. By maintaining the status quo of RM2 zoning until the study is completed and the recommendations reviewed, it will preserve this charming neighborhood of beautiful historic single-family homes and low-density multi-family dwellings until the area's zoning can be evaluated in a thoughtful and appropriate manner.

Thank you for your consideration,

Lori Brostrom

710 Summit Avenue

From: Robert Clarksen [<mailto:midwest.urban@gmail.com>]

Sent: Tuesday, October 17, 2017 10:52 PM

To: #CI-StPaul_Ward1

Cc: Xiong, Mai Chong (CI-StPaul); Zimny, Joanna (CI-StPaul)

Subject: Public Comment - West Marshall Ave Moratorium

Dear Council Member Thao,

My wife and I are former constituents of the 1st Ward and we met you a couple times during National Night Out at House of Hope. We wanted to thank you for your support of the Marshall Avenue zoning study at the last City Council meeting. We are writing to you to request your continued support for the integrity of the zoning study by voting for the proposed development moratorium along Marshall Ave between Wheeler and Wilder Streets. We believe that the current zoning for the properties on these 6

blocks is inconsistent with the City's comprehensive plan and would allow for development that is incompatible and out of character within the surrounding neighborhood. Please see our attached letter and St. Paul land use map for more details.

Thank you for your support and consideration.

Dear Council Members,

My wife and I own the property located at [1980 Iglehart Avenue](#). My family and I moved to St. Paul, from Minneapolis 11 years ago. We first moved to the Summit-University Neighborhood where we worked to build community with our neighbors and volunteered with the Summit-University District Council 8. Two years ago, we moved our current residence, after we outgrew our previous home. We dreamed of living in a neighborhood with historic homes, such as those found along Marshall Avenue, stepped foot in our 1908 two-story craftsman and fell in love. As an active family of four, we also spend a lot of time walking the neighborhood, attending activities at Merriam Park Recreation Center, and more recently by participating in the Parent Teacher Organization and activities at Groveland Elementary School. Suffice it to say we look forward to raising our kids in a neighborhood we love.

Recently, we attended the Union Park Land Use Committee meeting and Board meeting, where we spoke in favor of UPDC's vote to enact a zoning study and development moratorium for the six blocks along Marshall Avenue. We support UPDC's action to preserve the integrity of the neighborhood and allow for logical density and compatible development consistent with the St. Paul comprehensive plan.

My family and I thank you for your votes to enact the zoning study and urge you to support the motion before you regarding the development moratorium to protect the integrity of the zoning study along Marshall Avenue. The properties between Wheeler and Wilder Streets along Marshall Ave are currently zoned RM2, Medium Density District allowing up to 29.4 units per acre (1,500 sq. ft. of lot area per dwelling). The Saint Paul Comprehensive Plan establishes density ranges of Residential Corridors, such as Marshall Avenue, of 6-30 dwelling units per acre (see Fig. LU-K, Generalized 2030 Land Uses, Southwest Sector Land Use map). Therefore, the RM2 District allows for residential development at the maximum density permitted along this stretch of Marshall without the opportunity for public review or comment. We are particularly concerned that the higher grades along Marshall Ave create a windfall scenario that a developer would be able to exploit to achieve underground parking, leading to the project becoming eligible for a density bonus, and thus increasing residential density to over 36 units per acre. Housing density of this scale is inconsistent with the City's comprehensive plan and out of context for development in this area. We believe density in excess of 30 units per acre is more consistent with the density allowed on Mixed-Use Corridors (30-150 units per acre) such as Snelling Ave, Randolph Ave and portions of Selby Ave or in Neighborhood Centers (30-150 units per acre), such as along West 7th. The possible density allowed in RM2 with a density bonus (over 36 units per acre) would even be within the guided density for Downtown, which allows for residential uses greater than 35 units per acre.

The West Grand Avenue rezoning study was commissioned in 2012, under similar pretense and within the same geographic reach as the study proposed by the neighbors of Marshall Avenue. The differences are subtle, but due to the unique attributes of the area we are concerned the impacts could be more burdensome.

Portions of Grand Avenue are designated as a Mixed-Use Corridor, where the expectations of higher density are anticipated. Unlike Grand Avenue, Marshall is entirely designated as a Residential Corridor. Along Grand, to the east of Cleveland there are several turn-of-the-century four-story buildings. On Marshall, by contrast – the properties have higher grades, but the building heights of existing multiple-family dwellings do not exceed 3 stories in height from Dale Street to Cretin Avenue. Buildings in the

RM2 are permitted to be 5 stories or 50 feet tall. Due to the grades along Marshall, in places the apparent height will reach over 60 feet to pedestrians at the public sidewalk. We believe the possible development intensity allowed in the RM2 make this 6-block stretch from Wheeler to Wilder Streets particularly attractive to new development that is out of context with the surrounding neighborhood. The neighborhood cannot afford to duplicate the mistake that occurred at Grand and Finn (also zoned RM2) that allowed a 5 story building with virtually no aesthetic interest. The West Grand Avenue study reviewed appropriate development density, including restricting the height and bulk of new structures, but equally as important we understand that it added design standards intended to reflect the quality and craftsmanship characteristics of an early 20th century street.

We are not averse to neighborhood change, but we are concerned that the potential pressure for redevelopment that is out of scale, outside of the allowed density range and poorly designed is inappropriate along Marshall Avenue, a Residential Corridor. The moratorium provides breathing room to conduct the zoning study and protect the planning process.

Thank you for your time and consideration.

Robert Clarksen Shanna Sether-Clarksen

Robert Clarksen and Shanna Sether-Clarksen

FIGURE LU-K. GENERALIZED 2030 LAND USES, SOUTHWEST SECTOR

