

Dadlez, Kady (CI-StPaul)

From: Heidi Raatz <hsraatz@gmail.com>
Sent: Tuesday, June 19, 2018 9:30 AM
To: Dadlez, Kady (CI-StPaul); #CI-StPaul_Ward4
Subject: File # 18-065-972 and 18-066-193 O'Gara's Mixed Use Development

19 June 2018

Re: File # 18-065-972 and 18-066-193

Dear St. Paul Planning Commission Zoning Committee, St. Paul City Council Ward 4,

I am writing in opposition to the request for Rezoning from RT1 two-family residential and T2 traditional neighborhood to T3 traditional neighborhood and conditional use permit for building height up to 62 feet for the O'Gara's Mixed Use Development (O'Gara's and Ryan Companies) at the property addresses of 164 Snelling Ave. N. and 1551-1559 Hague Avenue (NE corner of Snelling and Hague).

This development as proposed by Ryan Companies is out of character with the surrounding historic neighborhood, will destroy three 100+ year old homes, and will negatively intrude into and impact the immediate neighborhood. Allowing this rezoning and conditional use permit opens the door for more of the same. More out of scale cookie cutter "market rate" apartment developments intruding into, gentrifying, and forever changing the historic nature of our St. Paul neighborhoods. We need responsible development in our neighborhood. We deserve development which emphasizes creative building approaches, adaptive re-use of existing historic properties, support of local small businesses, and a genuine commitment to livability for existing neighborhood residents and local small business owners.

Further, we believe the O'Gara's Mixed Use Development request does not meet all the required conditions for a conditional use permit as outlined in the city code, which states:

- (d) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.
- (e) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The code also states that the city must protect adjacent properties.

We respectfully ask you to deny this request for rezoning to T3 and conditional use permit for a building height up to 62 feet for O'Gara's Mixed Use Development.

Sincerely,

Heidi Raatz and Thomas Bertilsson
Homeowner and Resident
1537 Hague Avenue
St. Paul, MN 55104

Please Note: this letter is also being mailed to the Zoning Committee. As we are unable to attend the Public Hearing (Thursday 21 June 2018 at 3:30pm) in person, we wanted to ensure that our comments on this matter are heard in advance of the hearing.

Dadlez, Kady (CI-StPaul)

From: Pete Clasen <peteclasen@gmail.com>
Sent: Tuesday, June 19, 2018 8:00 PM
To: Dadlez, Kady (CI-StPaul)
Subject: re: Public Hearing for rezone for O'Gara's development

Dear Ms Dadlez,

We are writing as 40+ years property owners at 1554 Hague to express our concerns about the rezoning and conditional use permit for the O'Gara project at Snelling and Selby and Hague Avenues.

We support developing the site and know that it will improve the corner.

However, the detailed plans and elevations were only distributed to the Union Park District Council via email on June 16th. The meeting to discuss the plans was very short and did not address the concerns of the community present.

When Dan O'Gara approached us earlier this year, he said there were no plans for a pool in this facility. The detailed plans have revealed a second floor "Outdoor amenity area" on the roof of the first floor apartments facing Hague Ave including a pool of some kind and an adjoining indoor party room. We are concerned about the noise level of party attendants for the neighborhood residents. This issue and the additional building height were not given enough discussion at the UPDC land use committee meeting June 18. (See following email to UPDC.) Although O'Gara's have been good neighbors, late night noise and activity has been an issue in the past. We had hoped the noise issue would disappear with the new building. Now we are looking at the potential of an outdoor party area reflecting noise off a tall building across the street.

We ask that your delay the rezone vote to allow more discussion after receiving the detailed plans or add conditions for use and a physical barrier from Hague other than foliage.

Please forward this to the zoning committee as we are unable to attend due to work schedules.

Thank you for your consideration,

Mary Jo & Peter Clasen

property owners of 1554 Hague Ave and 1439 Goodrich Ave, our residence

Pete: 651.249.6499

Begin forwarded message:

From: Pete Clasen <peteclasen@gmail.com>
Subject: UPDC Land use meeting 6/18/2018
Date: June 19, 2018 at 6:43:25 PM CDT
To: brandon@unionparkdc.org, alexa@unionparkdc.org
Cc: dant@unionparkdc.org, dean.m.nelson@pjc.com

I have been to many of these meetings this year and in past years. Last night is the 1st time I felt the community was poorly treated and not given a proper amount of time to respond to the information being presented. The agenda was too long considering the number of topics(3), the amount of information given, and the necessity of a quick decision on one of them. T

In the meeting agenda sent out 6/15, the information about the O'Gara's project included drawings and

elevations not seen or presented before this time. We were not given enough time to discuss the new material. The community present at the meeting were given 1min. to ask 1 or two questions and not allowed to discuss answers given....."because of time constraints of the Agenda".....

How can a committee discuss or come proper understanding of the heights and design and their impact on neighbors to south and east in that short time?

As a Property owner across Hague ave from the development I had many questions about what was presented in those plans and elevations not talked about or considered at that meeting including the second floor open roof top pool area and party room across from the residential neighborhood. The Action called for was a recommendation to the UPDC Board that the committee approved the rezoning and conditional use permit requests to the zoning committee. That zoning meeting is only three days after UPDC land use meeting. Will the UPDC Board of directors meet and discuss? Did the letter go to the City Zoning Committee ?

I am very disappointed with the very short timeframe: 6/15 agenda,... 6/18 meeting with recommendation to UPDC Boardno Board meeting ... and 6/21 zoning committee hearing Yes, O'Gara's/Ryan have presented at past meetings the plans and drawings and yes many of us are in favor of this development, but what about properly considering all the details and in a more timely and thoughtful discussion!!! Are We Letting Developers Dictate Time Lines and Agendas?.....As a Property owner I'm not feeling represented by this committee..... I would like this addressed at the next UPDC land use meeting..... Peter M Clasen owner 1554 Hague ave 55104 peteclasen@gmail.com

Wynn Barber
Karma Boutique
1591 Selby Ave
St. Paul, MN

Tuesday, June 19, 2018

To Whom It May Concern,

As a business owner in the area and the President of our business association, I am completely behind the new construction at O'Gara's. Building something new and better will only increase the value of the experience that people have when they visit our area, and will make this a more viable neighborhood for the residents.

I know I can speak for all of the members when I say that we approve of this development and specifically the request to rezone from RT1 two-family residential and T2 traditional neighborhood to T3 traditional neighborhood, and the request for a conditional use permit for a building height of up to 62 feet.

Sincerely,
Wynn Barber
President
Selby Snelling Area Business Association





UNION PARK DISTRICT COUNCIL

1821 University Avenue, Suite 308, Saint Paul, MN 55104
651.645.6887 | info@unionparkdc.org | www.unionparkdc.org
An Affirmative Action, Equal Opportunity Employer

June 19th, 2018

Dan Edgerton, Zoning Committee Chair
City of Saint Paul
15 Kellogg Blvd. West
St. Paul, MN 55102

Mr. Edgerton and Committee Members:

At its regular meeting on June 18th, 2018, the Union Park District Council Committee on Land Use and Economic Development reviewed the following requests from O'Gara's regarding their proposed redevelopment as presented by Joseph Peris and Tom Rehwaltdt on behalf of Ryan Companies; Excelsior Group:

-O'Gara's request to rezone from RT1 two-family residential and T2 traditional neighborhood to T3 traditional neighborhood zoning

As well as:

-O'Gara's request for a conditional use permit for a building height variance up to 62 feet (55 feet permitted in T3 zoning).

The Committee voted to support both of these requests. The former with a vote of 12 for, 7 opposed and 1 abstention and the latter with a vote of 12 for and 8 opposed.

Please let me know if you have any questions.

Sincerely,

Brandon Long, Executive Director
Union Park District Council

Building A
Stronger Midway
President's Circle

Envision Catering &
Hospitality

Hiway Federal Credit Union

Mille Lacs Corporate
Ventures

Sunrise Banks

UPS

Warners' Stellan

Wellington Management

Western Bank

Xcel Energy

Director's Circle

American Engineering
Testing, Inc.

Colliers

Hamline University

Hubbard Broadcasting, Inc.

Intermix Beverages

Loucks

McDonald's

Old National Bank

Riverland Bank

Royal Credit Union

Seven Corners Printing

Saint Paul Port Authority

Thrivent Financial

Associate's Circle

Ally People Solutions

Associated Bank

Bywater Business Solutions

Clever Architecture

Episcopal Homes

FastSigns- Roseville

Ideal Printers, Inc.

Mahoney Ulbrich
Christiansen & Russ, P.A.

Mendoza Law, LLC

Mortenson Construction

St. Paul Saints Baseball Club



June 21, 2018

Saint Paul Planning Commission- Zoning Committee
25 West 4th Street
City Hall Annex
Suite 1400
Saint Paul, MN 55102

Members of the Saint Paul Planning Commission Zoning Committee,

The Midway Chamber of Commerce writes in support of the redevelopment of O'Gara's, specifically the request to rezone from RT1 two-family residential and T2 traditional neighborhood to T3 traditional neighborhood, and the request for a conditional use permit for a building height of up to 62 feet.

As a Chamber of Commerce, we believe this project will benefit the business community by bringing in additional residents. In speaking with neighboring businesses, we have found they also see the added benefit of more density. We also believe O'Gara's has been very thorough in seeking community input, by talking to other businesses, the district council and residents.

Sincerely,

A handwritten signature in blue ink, which appears to read "Chad Kulas".

Chad Kulas
Executive Director
Midway Chamber of Commerce

Spruce Tree Centre • Suite #301 • 1600 University Avenue West • St. Paul, MN 55104
PHONE: (651) 646-2636 WEBSITE: www.midwaychamber.com

Dadlez, Kady (CI-StPaul)

From: Englund, Cherie (CI-StPaul)
Sent: Thursday, June 21, 2018 10:52 AM
To: Torstenson, Allan (CI-StPaul); Warner, Peter (CI-StPaul); adejoy@esndc.org; Cedrick Baker; Christopher Ochs; Christopher Ochs; Daniel Edgerton; Daniel Edgerton (dan.edgerton@stantec.com); Elizabeth (Betsy) Reveal; Kris Fredson; Shannon Eckman; William (Bill) Lindeke
Cc: Dadlez, Kady (CI-StPaul)
Subject: FW: Vote No on O'Gara/Ryan request for upzoning

Please see the email below in opposition to O'Gara's Mixed Use Development.

Cherie Englund
Zoning Secretary
Planning & Economic Development
25 West 4th Street, 1400 CHA
Saint Paul, MN 55102
P: 651-266-6561
F: 651-266-6549
cherie.englund@ci.stpaul.mn.us

Making Saint Paul the Most Livable City in America

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

From: Kathryn McGuire [<mailto:mcguire.kathy56@gmail.com>]
Sent: Thursday, June 21, 2018 10:50 AM
To: Englund, Cherie (CI-StPaul)
Subject: Vote No on O'Gara/Ryan request for upzoning

Members of the Zoning Committee,

I am writing at this time to state my opposition to the request by Dan O'Gara and Ryan Companies to up zone the properties at 164 Snelling Avenue N. and the properties at 1551 - 1559 Hague Avenue.
I also wish to state my opposition to their request for a conditional use permit to extend the height of the building.

Up zoning these properties will overpower the Snelling Selby intersection, and this is NOT in keeping with the original zoning plan. That corner was zoned T2 for a reason. To allow property owners and developers to obtain up zoning and conditional use permits with ease will create a house of cards on Snelling Avenue. The up zoning and conditional use permit WILL be detrimental to the character of development in the area of single family homes. The citizens of this community deserve a better plan.

To destroy a historic building and single family homes that are completely habitable is wasteful and environmentally unsound. To ignore the impact to the surrounding community of single family homes is disgraceful. This is not the first time that Saint Paul has made poor decisions that are later viewed with deep regret, and it is not the first time it has sacrificed communities to appease special interests. That is unspeakable.

As a lifelong resident of Saint Paul, I am completely disgusted with the current leadership in this city. I am appalled by the ease with which decisions are made to pursue a political agenda and appease special interests at the expense of citizens. I urge you to represent the interests of ALL citizens and deny these requests.

Kathy McGuire
2203 Fairmount Avenue

Dadlez, Kady (CI-StPaul)

From: Englund, Cherie (CI-StPaul)
Sent: Thursday, June 21, 2018 2:41 PM
To: Torstenson, Allan (CI-StPaul); Warner, Peter (CI-StPaul); adejoy@esndc.org; Cedrick Baker; Christopher Ochs; Christopher Ochs; Daniel Edgerton; Daniel Edgerton (dan.edgerton@stantec.com); Elizabeth (Betsy) Reveal; Kris Fredson; Shannon Eckman; William (Bill) Lindeke
Cc: Dadlez, Kady (CI-StPaul)
Subject: FW: PRIORITY O'Gara Upzone and CUP

Please see the email below in opposition to the application for O'Gara's Mixed Use Development.



Cherie Englund

Zoning Secretary

Planning & Economic Development

25 West 4th Street, 1400 CHA

Saint Paul, MN 55102

P: 651-266-6561

F: 651-266-6549

cherie.englund@ci.stpaul.mn.us

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From: Bell, Marsha R [<mailto:Marsha.Bell@allina.com>]
Sent: Thursday, June 21, 2018 1:18 PM
To: Englund, Cherie (CI-StPaul)
Subject: PRIORITY O'Gara Upzone and CUP
Importance: High

Cherie,

Please send this email today to the Zoning Committee Members.

To Zoning Committee Members:

This email is to inform you that I oppose Mr. Dan O'Gara's and the Ryan Company's request to increase the zoning at 164 Snelling Ave. N. and 1551-1559 Hague Avenue properties and oppose their request for CUP (conditional use permit) to increase the height of the building.

This corner was zoned a T2 and it should remain a T2. The T2 made sense because it is an extremely busy area of Highway 51 (Snelling Ave) and Selby Ave. It is also close to the Hwy 94, the upcoming stadium and the use of Ayd Mill Road! I am shocked that this is being discussed because that corner is always congested —unsafe for the pedestrians/bikes and vehicles! It's a nightmare getting on the freeway! I highly suggest that the Zoning members take time to visit that area at various times of the day/evening before making any decisions and please consider the additional traffic of the future — coming in from all directions!!

NO DECISIONS SHOULD BE MADE WITHOUT A TRAFFIC AND SAFETY STUDY BEING COMPLETED BY AN REPUTABLE, INDEPENDENT COMPANY – NOT AFFILIATED WITH THE CITY OR THE COMPANIES INVOLVED - It is worthless information if it is not done correctly and honestly. It should've been done last year!

I know many young adults who moved to the Minneapolis area because of the tall buildings and the exciting “feel” of the busy city – Minneapolis is the best place to live! After about 2 years they ALL have moved back to St. Paul stating it's a much better place – they don't want the huge apartment buildings and non-stop traffic problems – they love the “neighborhoods” we have in our great city!! We all should be protecting our neighborhoods. Don't ruin what we have – oppose the request to increase the zoning and the request for the CUP!

Thank you,

Marsha Bell
1548 Goodrich Ave



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Dadlez, Kady (CI-StPaul)

From: Englund, Cherie (CI-StPaul)
Sent: Thursday, June 21, 2018 2:45 PM
To: Torstenson, Allan (CI-StPaul); Warner, Peter (CI-StPaul); adejoy@esndc.org; Cedrick Baker; Christopher Ochs; Christopher Ochs; Daniel Edgerton; Daniel Edgerton (dan.edgerton@stantec.com); Elizabeth (Betsy) Reveal; Kris Fredson; Shannon Eckman; William (Bill) Lindeke
Cc: Dadlez, Kady (CI-StPaul)
Subject: FW: O'Gara's support

Please see the email below in support of the application for O'Gara's Mixed Use Development.



Cherie Englund
Zoning Secretary

Planning & Economic Development
25 West 4th Street, 1400 CHA
Saint Paul, MN 55102
P: 651-266-6561
F: 651-266-6549
cherie.englund@ci.stpaul.mn.us

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From: rejuv-a-home [mailto:rejuv-a-home@mindspring.com]
Sent: Thursday, June 21, 2018 1:46 PM
To: EDWARD Conley; Englund, Cherie (CI-StPaul)
Subject: O'Gara's support

Sent from my Verizon, Samsung Galaxy smartphone

For the record we would like to share our enthusiastic support of the proposed rezoning and conditional use permit for the development at 164 Snelling Avenue in St. Paul.

We are the owners of the properties comprising the the north side of Selby Avenue at Snelling Avenue and west to Fry Street, north and west of the proposed development.

O'Gara's has been a great neighbor for the more than 12 years of our ownership. As members of the area business association, they have supported numerous area projects to promote community and safety to the neighborhood.

Ryan companies entered the neighborhood with an impressive and successful development in The Vintage at the north east corner of Snelling and Selby Avenues. They were sensitive to the neighbors and their needs. We appreciated especially their concern and solutions for existing and future parking, traffic and safety issues. We strongly believe in another beautiful and vibrant addition to our neighborhood.

Sincerely,

Ed and Sara Conley
1581 Selby Avenue
1595 Selby Avenue
1599 Selby Avenue
1605 Selby Avenue
1607 Selby Avenue
1611 Selby Avenue
1615 Selby Avenue
1619 Selby Avenue
1623 Selby Avenue
1625 Selby Avenue

Sent from my Verizon, Samsung Galaxy smartphone