

Date: May 5, 2020
File Name: Mississippi River Vista
File Number: 19-084-032
Location: 104 North Mississippi River Blvd.

From: Tracy Pirozzolo
97 Otis Avenue
Saint Paul, MN 55104

As a homeowner directly behind the proposed development at 104 Mississippi River Boulevard, I have a few concerns I would like the City Council to consider before approving the final plat.

- Designation of Otis Lane as a city street.
- Removal of mature trees.
- The number of curb cuts on Otis Lane for driveways.

Designation of Otis Lane as a Street

My understanding is that Otis Lane ends where the pavement and width change. The narrower portion of the paved area being an alley—this is where the new construction is proposed. Original plats for the area have this throughway designated as a service road, not a street. I would like clarification on when the entire portion became a street. This portion of Otis Lane is only 18 feet wide, narrower than the 20 feet that the City requires. What is the minimum width for a residential street in Saint Paul?

Removal of Mature Trees

The creation of a sidewalk on what is essentially an alley, will not only look odd, but will require the removal of several mature trees, which seems at odds with the City's plan to preserve trees and green spaces.

Number of Curb Cuts on Otis Lane

The Saint Paul Street Design Manual of 2016 states, "(F)ewer driveways result in more space available for other elements that can enhance the streetscape such as street trees, landscaping and pedestrian amenities." Requiring four curb cuts on Otis Lane seems to counter this aspiration. The increased curb cuts will raise safety concerns with so many driveways exiting into such a small area.

Thank you for taking the time to listen to my concerns.

Tracy Pirozzolo