
From: Gause, George (CI-StPaul)
Sent: Thursday, October 15, 2020 10:59 AM
To: Teresa Kimker; Steve George; Stuart MacDonald (stuartm@mmarchltd.com); Barb Bezat (bbeza03@gmail.com); Joe Peroutka (pero0004@umn.edu); David Wagner (dwagner@salaarc.com); Robert Sebo Lubke; Paul Nelson; LEETTA DOUGLAS
Cc: Suhan Eggers, Allison (CI-StPaul)
Subject: FW: letter regarding 156 Dale

Commissioners,
We have received a letter concerning the Selby Dale development.
Reminder: Meeting is Monday at 3:30. Please let me know if you can not attend.



Mission and Vision: It is the mission of the City of Saint Paul to integrate equity and inclusion into how we approach all our work.

Our vision is to be committed to building an equitable and inclusive city that will shift culture in city processes and policies, eliminate structural inequities, and ensure timely and relevant access to services, resources, support and opportunity to every person in Saint Paul.

From: Bethany Gladhill <bethany@gladhill.org>
Sent: Thursday, October 15, 2020 10:38 AM
To: Gause, George (CI-StPaul) <George.Gause@ci.stpaul.mn.us>
Subject: letter regarding 156 Dale

Think Before You Click: This email originated outside our organization.

14 October, 2020

Members of the HPC:

We are writing today to encourage the HPC to deny the application of TJJ Development LLC & ChaseRE to demolish the historic garage structure located at 156 Dale Street. In the developer's proposed plan earlier this year, the garage was to be maintained and incorporated into the project. We do not understand the reason for the change in the proposal, unless it is to gain more rent income (as our understanding from the community meeting tonight is that the project has somehow expanded from 80 units to 105-110 units, and decreased from 109 underground parking stalls to 60.)

We have lived on the corner of Ashland and Dale for 27 years, and at Laurel and Dale, directly behind the proposed property, for 2 years before then (since there was actually a store on the Selby site). We've seen this neighborhood go through a number of changes, including spending a great deal of time doing traffic counts on the corner of Selby and Dale doing parking counts when Mississippi Market was considering the place. We are thrilled to live in a place that has so much vibrancy and character.

However, we are very conscious that the development of our community has always been, since the establishment of the Historic Hill District as the first historic district in Saint Paul, based on taking the area's historic resources into account. At one time, our neighborhood was slated to be clearcut for urban development from the Cathedral to Lexington. We propose to you that this kind of incremental loss is no less dangerous — and perhaps even more so — than that kind of misguided "development" in the 1970s.

The garage at 156 Dale is not a huge Victorian home like the Weyerhauser house on Summit, or a grand structure like Landmark Center (which as you know, was also almost lost). It's a building that tells the story of the everyday people of Saint Paul, of the kind of business node development that complements the rest of that corner — the very kind of property that many stated in last week's listening session is the kind of property that we should be working our hardest to preserve. The fact that it is even threatened to build a large apartment building like "The Harper" or "The Mac," complete with a fitness room and a courtyard for resident access only, appalls us.

We have any number of issues with the development itself, but are aware that these are not pertinent to your concern, which is limited to the historic property. For the reasons listed above, as well as the excellent analysis of the issues in the staff report, we request that you help us to ensure the future vitality of our community by denying the demolition request.

- Bethany Gladhill and Patrick Rhone, 627 Ashland Avenue

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