



March 4th, 2021

**City of Saint Paul**

Attn: City Clerk  
1400 City Hall Annex  
25 West 4<sup>th</sup> Street  
Saint Paul, MN 55102

VIA EMAIL

**Re: Notice from Appellant Regarding Proposed Voluntary Conditions of Approval – Appeal of Planning Commission Denial of Site Plan for 411-417 Lexington Parkway North submitted by Alatus Development LLC (City File #20-102-273)**

Dear City Clerk and Councilmembers,

In addition to the appeal documentation that was submitted on February 11<sup>th</sup>, 2021, the Appellant would like to formally enter into the record three voluntary conditions that the Appellant, Alatus Development LLC, will include in addition to the standard Site Plan Review Application findings. These conditions are:

1. Alatus Development LLC or its assigns will enroll the development in the City of Saint Paul 4(d) Affordable Housing Incentive Program for a period of ten years whereby 50% of the units will be restricted to 60% AMI rental and income thresholds less applicable utility allowances
2. Alatus Development LLC or its assigns will commit to a rooftop solar array to provide electricity for resident consumption
3. Alatus Development LLC or its assigns will commit to a historically significant public art or public improvement installation by a locally commissioned artist

While the Site Plan is consistent with all of the City’s guiding planning and land use documents, the Appellant feels that the above commitments further improve the proposed development’s contributions to the City’s core values of equity, affordability, and sustainability. We would appreciate these conditions being added to the Appellant’s consideration at the hearing on March 17, 2021.

Sincerely,

Chris Osmundson  
Director of Development – Alatus LLC

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