

**From:** [Jeffrey Arnold](#)  
**To:** [\\*CI-StPaul>Contact-Council](#); [#CI-StPaul\\_Ward3](#); [#CI-StPaul\\_Ward1](#)  
**Subject:** Support for APC 21-1  
**Date:** Tuesday, March 16, 2021 6:49:51 PM

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Dear Council Members Tolbert and Thao,  
I'm writing in support of the appeal for their development of 411 and 417 Lexington. While I don't always agree with Bill Lindeke, he wrote a fantastic letter to you on March 12 that almost perfectly encapsulates my feelings about this project.

The only thing I would add is to reference part of the Planning Commission's resolution file number 21-05 from February 5, 2021.

Zoning Code § 61.402(c) states that in “order to approve the site plan, the planning commission shall consider and find that the site plan is consistent with” the following findings:

1. The city's adopted comprehensive plan and development or project plans for sub-areas of the city.

The site plan does not meet this finding. While the site plan is generally consistent with the applicable policies of the 2040 Saint Paul Comprehensive Plan (2020), the Lexington Station Area Plan (2008), and Union Park Community Plan (2016), on balance the site plan is inconsistent with the 2040 Saint Paul Comprehensive Plan (2020) core values of equity, affordability, and sustainability.

No further explanation is given. I do not know how the site plan can be "generally consistent" and "on balance...inconsistent..." at the same time. The PC has ample space in their report to provide the reasoning for this contradiction, but hasn't done so.

It is past time to stop demonizing market rate housing and get more quality housing built. The more we delay the worse our housing problem will become.

Thank you,

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