

From: [Martin Hernandez](#)
To: [*CI-StPaul>Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)
Subject: Fwd: Say NO to Alatus
Date: Tuesday, March 16, 2021 2:16:22 PM

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From: **Martin Hernandez** <martin1262001@gmail.com>
Date: Tue, Mar 16, 2021 at 2:14 PM
Subject: Say NO to Alatus
To: <Rebecca.Noecker@ci.stpaul.mn.us>

Dear Council Member Noecker

Hello, my name is Martin Hernandez and I live in Ward 2 in the West Side neighborhood. I urge Councilmember Rebecca Noecker to vote NO on the Alatus appeal on the Lexington Station Apartments.

As you know, the 2040 Comprehensive Plan is “used by City staff and private developers as a blueprint for future development” — and every aspect of the plan, from land use to transportation to housing is guided by “core values.”

Thanks to community input, “equity and opportunity” is included as its first core value, as a commitment to addressing racial and environmental injustice in how we build and grow in Saint Paul.

Last month the Planning Commission voted NO on the Alatus proposal for luxury apartments because it actively increases racial inequities — which is in direct and fundamental conflict with the Comp Plan. Most significantly, Alatus has made no written commitment around affordable housing and has only suggested it would provide units at 60% AMI — a level that FAR exceeds what is actually affordable to area residents and renters most in need of housing. The site plan also violates safe transportation routes outlined in the Lexington Station Area Plan.

For years, city leaders like you have asked community members like me to

provide free labor to help create the guidelines for what happens in our neighborhoods. We have participated in good faith in these processes to ensure that future development aligns with our vision for our city. Now it's time for city leaders to follow through in implementing that vision.

The Planning Commission has provided strong leadership and lawyers have shared clear legal precedent to reject a development because it violates the Comprehensive Plan. I urge you to follow the adopted blueprint for development in St. Paul and VOTE NO on the Alatus appeal proposal at Lexington and University.

Thank you for your attention to this urgent issue.

Sincerely,

Martin Hernandez