

**From:** [april m](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#); [#CI-StPaul\\_Ward4](#); [\\*CI-StPaul\\_Mayor](#); [#CI-StPaul\\_Ward3](#); [#CI-StPaul\\_Ward1](#); [#CI-StPaul\\_Ward2](#); [#CI-StPaul\\_Ward5](#); [#CI-StPaul\\_Ward6](#); [#CI-StPaul\\_Ward7](#)  
**Subject:** NO to the Alatus Appeal  
**Date:** Thursday, April 1, 2021 6:31:51 PM

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Hello, my name is April and I live in Ward 4 in the Midway neighborhood. I urge ALL Councilmembers to vote NO on the Alatus appeal on the Lexington Station Apartments.

Because community members, like me, are being denied the opportunity to testify on at the council meeting on Wednesday, I am writing to share that I am deeply troubled by the degree to which the city has stifled public input on a project that we know will raise rents, increase property values and push low-wealth and BIPOC residents out of communities they have called home for decades.

Denying the developer's appeal should not be complicated. This project is clearly contradictory to or in violation of :

- years of community input from directly impacted residents
  - the city's 2040 Comprehensive Plan
  - the Lexington Area Station Plan
  - the city's zoning code
  - and the city council's own commitments to affordable and equitable housing.
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- As you know, the 2040 Comprehensive Plan emphasizes that “How Saint Paul grows, develops and invests over the next 20 years must be done in a way that reduces racial disparities.” Equity and opportunity is included as its first core value, and is integrated throughout the plan, including a commitment to “Fair and equitable access to housing for all city residents; and improved access to affordable housing.”
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- Last month the Planning Commission voted NO on the Lexington Station Apartments site plan 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.
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- This project violates critical aspects of the Lexington Station Area Plan. While the plan requires that adjacent district councils “review development applications coming forward... and meet with residents, institutions, business and property owners to discuss and document evolving community concerns and objectives for new development,” the voices of Frogtown Neighborhood Association and Summit University Planning Council have been ignored and actively excluded in this process.
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- This project violates the T district design standards by making no attempt to transition the large building to adjacent lower density neighborhoods, or to preserve and extend an interconnected street network, as required by §66.343(b) of the city's zoning code.
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- For years, city council members have passed resolutions and made specific commitments to increase affordable housing for those earning 30-50% of area median income; address and prevent displacement that is pushing renters out of their home; and advance opportunities for

land trusts, cooperatives and other forms of community ownership. This development is a critical moment to follow-through on those commitments — or be complicit in further entrenching racial and housing injustice in St Paul.

The community has voiced its strong opposition, the Planning Commission has provided strong leadership, and lawyers have shared clear legal precedent to reject this development. I urge you to VOTE NO on the Alatus appeal on the Lexington Station Apartments.

Thank you for your attention to this urgent issue.

Sincerely,

April