

March 16, 2021

via email

Council President Amy Brendmoen
Councilmember Dai Thao
Councilmember Rebecca Noecker
Councilmember Chris Tolbert

Councilmember Mitra Jalali
Councilmember Nelsie Yang
Councilmember Jane Prince

Re: Support for Alatus project site plan 411-417 Lexington Parkway N

Council President Brendmoen and Councilmembers:

I appreciate the opportunity to comment about the Alatus Development, LLC project at 411-417 Lexington Parkway N. The St. Paul Area Chamber supports the development plan as proposed and encourages you to support the appeal in response to the February 5, 2021 decision of the St. Paul Planning Commission.

Specifics of primary importance:

- This project does not require any kind of subsidy from the City of St. Paul or any other governmental entity.
- The project is in alignment with the zoning code, the Lexington Station Area Plan, and the latest version of the St. Paul 2040 Comp Plan.
- This development, which went through multiple changes during and after an 8-month engagement process with all four district councils and members of the community, is proposing to dedicate more than 50% of its units to affordable housing, above and beyond the standard legally required (As a reminder, 60% AMI is the City's own standard for affordable housing).
- The Zoning Committee Staff Report findings indicate that the site plan satisfies the standards for approval. The Zoning Committee also voted to approve the site plan. The vote of confidence here is in the City Staff process.

The Planning Commission's use of the project to advance a larger agenda is based on criteria outside of the scope.

Beyond the legalities of the developer's proposal, the Lexington Station Project will bring increased vibrancy and tax base to a parcel that has been vacant and underutilized for years. The proposed project supports the City's own core values and goals related to housing and affordability. Beyond providing 288 new units of housing for new or existing residents of St. Paul, the project has a positive impact on the City budget, contributing \$600,000 per year in new tax revenue.



ST PAUL

AREA CHAMBER

401 N Robert Street, Suite 150
St. Paul, MN 55101

MAKING CONNECTIONS THAT COUNT

There is great opportunity for this project to bring much needed housing and additional vibrancy to a corner that could use it. Alatus has acted in good faith, and the City Council has the opportunity to recognize this and approve the appeal. Thank you for your investment, your support, and your partnership in making this project a reality.

Sincerely,



B Kyle
President & CEO
St. Paul Area Chamber

