

Hello!

My name is Annie, and I live near St Thomas University. I am very concerned about rezoning the houses on Marshall Ave. Our neighborhood has experienced a lot of challenges with the rental properties that are rented to college students. I am worried that instead of creating affordable housing for young people and families looking to move in, it will create a sprawl of more STU students.

As an SPPS teacher, I was proud to support you and many of the causes you called out in your campaign, including affordable housing. As far as I can see, this rezoning wouldn't make our neighborhood more affordable, it would make it more accessible for student housing.

Please reconsider.

Annie

--

Annie Katherine Becker Peterson

Council Member Nelson:

Once again, I am writing to you to implore you to withdraw your proposed amendment to the rezoning plan for Marshall Avenue. I am a constituent, living in Ward 4, and have read with great disappointment and frustration about your proposed changes to the rezoning plan for Marshall Avenue. At a recent meeting you are reported to have said that you "have a mandate" for the kind of change you propose. This is the kind of statement made by newly-elected officials who appear to not understand that governing is vastly different from campaigning. You took an oath of office to represent the entire district not just the 21% of the Ward that voted for you.

The original plan provided for reasonable development and involved a great deal of community involvement and compromise. The process was inclusive. It is wrong for you to ignore the importance of that process and the concerns of the constituents who disagree with you. In doing so you are also ignoring the interests of the city in preserving some of the homes on Marshall Avenue. I believe one of the core values of the City Council is inclusiveness. To now ignore the opinions and concerns of a large number of people who have lived in St. Paul for a long time is inconsistent with those values and is contrary to the long-term interests of St. Paul.

I am especially concerned about the removal of possible historic protections. St. Paul is a gem in large part because its leaders have had the wisdom to preserve many of its historic homes and buildings. The interests of developers to maximize their profits in the short term should not outweigh the interests of long-time residence who care deeply about our neighborhoods and neighbors.

Please stop and reconsider your actions.

Sincerely,

Kathryn Richtman
[1939 Portland Avenue](#)
[St. Paul, MN 55104](#)

Dear Council Members,

At the October 17 public hearing to amend the West Marshall Avenue Zoning Study there was a plea made by Council Member Prince to reach a compromise. After many months of study and hard work that is exactly what was agreed on in the August Planning Commission Resolution. Unfortunately this compromise which provided for an increase in density was not good enough for 4th ward Council Member Nelson.

Interestingly her amendment to increase density is silent on the down-zoning that was approved east of Snelling at the request of the Port Authority. I consider it unfair to listen to the Port Authority on down-zoning but not the Union Park District Council and the Planning Commission on their efforts to reach a density increase compromise. I oppose amending the Zoning Study.

William Richtman
Ward 4, Precinct 5

2005 Carroll Ave., St. Paul, MN 55104

October 19, 2018

Saint Paul City Council City Hall
15 Kellogg Blvd. Saint Paul, MN 55102

Re: West Marshall Avenue Zoning Study

Dear Council President Brendmoen and Honorable Council Members:

Another amendment? An amendment TO the amendment? After an initial grace period of one week to prepare and fully review an alternative plan? After two weeks of opportunity for public testimony, with no substantive opposition? I think the inherent deficits of the Amended Plan are slowly becoming evident and **the amended Amended Plan should now be viewed as a risky proposal** for guiding long-term policy.

By contrast, **the August 10 plan was prepared by city professionals and approved by the Planning Commission** and represents an attractive trajectory for growth that has been fully reviewed by experts and from many perspectives over many months.

The recent secondary amendment-to-the-amendment is the latest in a **series of missteps** for the Amended Plan:

- First, the Council Member from Ward 4 was afforded an extra week to assemble her proposal, but it seems not to have been sufficient to clear it of basic problems.
- The first draft plan (posted on Sept. 26) included high-density zoning on properties that the Port Authority wants to preserve for future industrial opportunities, as noted by Council Member Thao on Oct 3. This problem had *already been raised and addressed in the city's development process*. Namely, the Amended Plan seems to reflect incomplete research or awareness of the history and rationales that shaped the original plan, which now seems more clearly to have been replaced without due cause or respect for process.
- The problem addressed by the recent amendment was noticed by a resident, not the Council Member's staff.
- The error that the amendment fixes reflected incomplete basic knowledge of the purposes of the zoning categories.
- There is no quantitative analysis of this plan, nor how it compares with the City's Comprehensive Plan (which was, of course, the core purpose of the ordinance that launched this study).
- Crude quantitative analysis indicates that the Amended Plan does not comply with the City's Comprehensive Plan, either in its 2030 or 2040 version, again reflecting incomplete review on a major proposal to reshape an entire neighborhood.

By contrast, the **August 10 Plan** — still a “safe bet” approved by the Planning Commission and warmly endorsed by the Union Park District Council — has several **features that contribute significantly towards the same pro-growth, pro-density goals** as the quickly-assembled Amended version:

- It allows for an impressive *three-to-fourfold increase in density* along Marshall Avenue (based on current land use). *Tripling to quadrupling the potential housing density there.*
- The resulting density, in absolute terms, seems to be *greater even than the estimated density for the Ford Site*, which is ironically classified as a more dense Mixed-Use area.
- Rezoning single-family homes (R3 and R4) to duplexes and triplexes (RT 1 and RT2) promotes rehabilitating historic structures and provides attractive opportunities for young first-time homeowners. (Indeed, Council Member Nelson advocated such “Naturally Occurring Affordable Housing” on her campaign website.)
- The innovative introduction of “T1” mixed-use nodes at Fairview and Prior Avenues should be *attractive opportunities for developers* who can rent to both small businesses and renters. It should be *attractive to prospective small-scale business owners (especially minorities)* as favorable locations for profitable local community services where few now exist. This also fosters an *environmentally favorable Walk Score®* for residents.

In my view, a plan that supports growth AND preserves “the scale and character of the neighborhood” is to be preferred over one that achieves only one of these two basic zoning and city planning goals. Viewed appropriately, the August 10 plan is a sure **win-win solution**, and

the Amended Plan now appears as a riskier alternative already suffering from incomplete research, error correction, and further amendment.



Yours truly,

Douglas Allchin

From: Koch, Keith K [<mailto:keith.koch@optum.com>]

Sent: Friday, October 19, 2018 4:57 PM

To: #CI-StPaul_Ward1

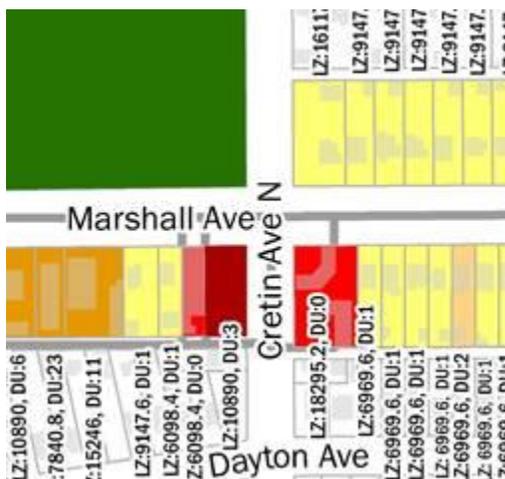
Cc: Xiong, Mai Chong (CI-StPaul); Zimny, Joanna (CI-StPaul); Dadlez, Kady (CI-StPaul)

Subject: FW: Continued concerns with the ammended re-zoning for West Marshall Avenue

Councilmember Thao,

I wanted to reach out to you regarding the continued concerns I have with the amended re-zoning plan for West Marshall Avenue. While I appreciate the last minute change Councilmember Nelson made to her previous amendment, I remain in strong support of the original approved plan. I believe the amendment(s) are quick judgments by a new councilmember with the best intentions, that could have long-standing negative impacts on Merriam Park and perhaps adjacent neighborhoods.

See below follow-up with Councilmember Nelson and the attached diagram I'd created to highlight my concerns with just one area of her amendments (that happens to impact my block the most). For additional context, I'm referring to the four-corners shown in this diagram (image embedded in the email)



The amendments proposed by Councilmember Nelson are out of scale for this corner, allowing for a T-3 5-story mixed-use apartment building with only an alley separating it from 1-2 story single-family homes (most of which were built in the early 1900's... my home was built in 1917). Three corners of this intersection will never be developed anything close to 5-stories, and at the top of the hill will loom over the neighborhood with a scale that is over-sized for the character of that area. The approved plan having T-2 3-story apartments is much more in scale of the block, and still meets the goals of growth and density the city has for this area of Saint Paul.

While the concern I highlighted has the most direct impact on my block, I don't want to mislead anyone that I support the other areas of this amendment(s). Having 130 of 240 properties impacted by the amendment(s) will have broad-sweeping implications for the whole neighborhood – beyond my block. The original plan had recommended keeping existing homes along Marshall being zoned for duplex/triplex conversions, meeting the goals for growth/density along that corridor, yet represents a balanced re-zoning that fits the character and scale of the neighborhood.

Again, I think Councilmember Nelson's heart is in the right place, but I don't think she understands the long-ranging impacts that her amendments will have on the area. The 5-6 weeks of time these amendments were developed would imply no-one truly knows (yet) the impacts of her proposed changes (density, traffic, parking, infrastructure, etc).

I hope you vote in opposition of the amendment(s), and I hope the city council sees its way to move the planning commission approved plan forward next week.

Appreciate all of your time and consideration on this matter, I'm sure that you're pouring through lots of input on each side of this important issue.

Have a great weekend,

Keith Koch

2204 Dayton Avenue

From: Koch, Keith K

Sent: Friday, October 19, 2018 4:08 PM

To: ward4@ci.stpaul.mn.us; mitra.nelson@ci.stpaul.mn.us

Cc: matt.privratsky@ci.stpaul.mn.us; stacy.cruze@ci.stpaul.mn.us

Subject: Continued concerns with the ammended re-zoning for West Marshall Avenue

Councilmember Nelson,

I attended the public hearing on Wednesday, lots of public input for you and the City Council to consider before the vote next week.

While I appreciate your on-the-spot amendment of one particular property on Marshall/Finn, I still believe your amendment(s) to the approved plan reach too far in re-zoning Marshall – something that could permanently impact the quality of life in the neighborhood.

You mentioned that the public testimony may have focused too much on concerns with the PROCESS, and not enough on the PRODUCT of the amendments you've made to the approved plan. While I agree with those who have concerns with the process, my focus has been on the product of your proposed changes.

The scale of Cretin/Marshall in your amendment are out of scale with the existing neighborhood and surrounding housing. (see attached illustration)

- Your amended plan moves the corner of Cretin/Marshall to T-3, allowing for a 5-story mixed-use apartment
 - The existing housing on Dayton Avenue sharing an alley with this new development are all 1-2 story single-family homes
 - The corner of Cretin/Marshall is very different than the Otis/Marshall intersection where all of the surrounding housing is already 3-4 story apartment buildings, which is why East-River apartments size was appropriate for that area of the neighborhood
 - The approved plan allowed for 3-story mixed-use apartments on Cretin/Marshall, which will greatly increase the current use density and add much needed new housing for growth that St.Paul needs, while staying in the scale and character of the neighborhood.
 - Density which aligns with the outlines in the city's published 2030 and 2040 plans for this intersection
 - The BP gas-station on the opposite corner of Cretin/Marshall will make it an unattractive development opportunity, leaving your amended T-3 5-story apartment looming over the intersection (and the single family homes on Dayton alley)

For all these reasons, City Planners chose to place the prospective "Neighborhood Node" in the draft 2040 Comprehensive Plan at Marshall/Cleveland Avenue instead of Cretin... there should be only one major neighborhood node, according to the plan. This is why the city planner, Kady Dadlez, originally designated the corner of Marshall/Cretin as T2...which allows for only a 3-story mixed use apartment.

As I stated in the public hearing, I'm pro-growth and pro-density but wish to see things done in a manner that respects the scale and character of the surrounding neighborhood. I understand that our neighborhood will grow and evolve in the future, and would like to see that be a measured and controlled growth. I'm afraid that your amendments to the approved plan could result in explosive growth that will irreversibly impact the character that has so many people wanting to live in Merriam Park.

Thank you for your consideration leading into next week's vote... I hope that the City Council votes support re-zoning and re-development in a way that fits with the scale and character of the neighborhood.

Keith Koch

2204 Dayton Avenue



Re-Zoning_Marshall
I_Scale+Fit_at_Cretir

From: Kathryn Richtman [<mailto:Krichtman@aol.com>]
Sent: Thursday, October 18, 2018 7:33 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject:

Council Member Prince:

I am a constituent, living in Ward 4, and have read with great disappointment about Council Member Nelson's proposed changes to the rezoning plan for Marshall Avenue. I strongly urge you vote against this proposal and support the comprise rezoning plan that was originally introduced.

The original plan provided for reasonable development and involved a great deal of community involvement and compromise. The process was inclusive. For the Council to ignore the importance of that process and the concerns of her constituents and the interests of the city in preserving some of the homes on Marshall Avenue is disappointing and frustrating. I believe one of the core values of the City Council is inclusiveness. To now ignore the opinions and concerns of a large number of people who have lived in St. Paul for a long time is inconsistent with those values and is contrary to the long-term interests of St. Paul.

I am especially concerned about the removal of possible historic protections. St. Paul is a gem in large part because its leaders have had the wisdom to preserve many of its historic homes and buildings. The interests of developers to maximize their profits in the short term should not outweigh the interests of long-time residence who care deeply about our neighborhoods and neighbors.

At the meeting last night you commented that you wished people could work out a compromise. I would point out that a compromise was already worked out and the original proposed ordinance reflected that compromise. I urge you to honor that compromise and vote against Council Member Nelson's amendment.

Thank you for your service on the Council.

Sincerely,

Kathryn Richtman
[1939 Portland Avenue](#)
[St. Paul, MN 55104](#)

From: gdaneker@aol.com [<mailto:gdaneker@aol.com>]

Sent: Monday, October 22, 2018 10:23 AM

To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Our Comments Regarding Marshall Ave. W Rezoning and Councilmember Nelson's Amendment

Dear Councilmember Prince,

We are deeply disturbed by what has transpired in terms of both process and content regarding the amendment by Councilmember Mitra Jalali Nelson to the Marshall Ave. W. Rezoning Proposal. We are sending this letter to you and other members of the City Council and City Planner Kady Dadlez to express our concerns. We already have contacted Councilmember Nelson.

We share with the Council our strong commitment to increasing low, moderate, and affordable housing through a variety of rental and ownership options, renters' rights, building diversity and maximum use of transit. However, we believe it is the responsibility of Councilmembers to work with diverse stakeholders in their District and to respectfully bring people together to craft the best solutions. We are not aware that Councilmember Nelson reached out, canvassed and held meetings to build support for her amendment in the areas most directly affected. The amendment was introduced late in the process. While it may exist, we have not been able to find her written response to the objections raised by her constituents which we feel is an obligation of the author of such a change. The August 10 plan may not achieve the density or "excitement" Councilmember Nelson feels necessary, but it is disingenuous to characterize it as exclusionary/ status quo zoning when it incorporate a three to four fold increase over current housing opportunities. The debate has been framed and conducted to pit renters against homeowners, the young against the old, the present against the future, etc. It's absurd. Many of the people in Merriam Park are not upper class. There are a substantial proportion of renters, students, families, moderate income singles and families and special needs people living here. We've worked with many of the people in our community who have been working for years for environmental justice, low and moderate income housing, and livable communities for all.

Regarding the amendment itself, we do not consider it is sufficient to meet the goals it proposes to address. This would require mandatory inclusionary zoning to insure an adequate number of units in these new buildings be affordable by people with low to moderate incomes. And how do you insure they will remain that way over time. There are now numerous example of perpetually affordable limited equity co-ops and multi-unit buildings that are in community or city-wide land trusts. Without these legal tools in place you can not guarantee affordability or diversity for the long-run.

We would hope you support delaying the vote and initiate a major effort to bring more neighbors on board a revised option. If not, we would support the April 9 option with the following caveat. It must be clear whatever option is selected have a substantial percentage of units that are required to be permanently affordable.

Best,

Gail Daneker and Ian Keith
1791 Dayton Ave.
St. Paul, MN 55104

From: George Bounds [<mailto:lockbounds@yahoo.com>]

Sent: Saturday, October 20, 2018 1:17 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; Dadlez, Kady (CI-StPaul); Burger, Kathryn (CI-StPaul); Thor, Christina (CI-StPaul); Maki, Taina (CI-StPaul); McMahon, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul); kim.obrien@ci.stpaul.mn.us; Sanders, Donna (CI-StPaul); Renstrom, Scott (CI-StPaul); Freking, Heidi (CI-StPaul); Harr, Stephanie (CI-StPaul); Heintz, Polly (CI-StPaul)

Subject: West Marshall Avenue Zoning

To: Council President, Council Members and Staff

I am writing with regard to the proposed west Marshall Avenue zoning plan to be voted on by council on Wednesday, October 24.

The vote was laid over from the public hearing on October 17 because of an amendment to the zoning designation of 2122 Marshall (southwest corner of Marshall and Finn) from T2 to RM1. This amendment conformed the zoning of 2122 Marshall to that assigned to the remainder of the houses on the block, the houses across the street, and over half of the houses on both sides of the block of Marshall east of Finn. It was my understanding that this change was made at the recommendation of the city attorney. No explanation was given, but one possibility is concern about preferential, or “spot” zoning to benefit a particular property.

Further examination of the proposed changes supports the possibility of preferential zoning for 2122 Marshall as well as other properties in the area. The properties at the southwest corner of Cretin and Marshall and the southeast corner of Cleveland and Marshall—currently two-story retail buildings with second floor apartments—are zoned T3 which allows retail/apartment buildings up to 55 feet in height. And the property at the northwest corner of Cleveland and Marshall is also zoned T3 which, as noted, allows a building up to 55 feet in height. The house on that property (2063 Marshall), an early 1900’s house currently registered for student rental, sits on a fifty-foot lot. So, T3 for that one lot allows for a building literally taller than it is wide. In stark contrast, T2 zoning allowing multifamily buildings up to 35 feet in height is proposed for the four lots to the west of 2063 Marshall.

Why is one 50-foot lot in the block of Marshall west of Cleveland zoned for a 55-foot high building? While we can only speculate on the reason, the possibility of preferential zoning has to be considered in light of the fact that the developer who owns 2063 Marshall also owns the southwest corner of Cleveland and Marshall, the southeast corner of Cretin and Marshall, and the property at 2122 Marshall for which T2 zoning was originally proposed in the middle of an area zoned RM1. It is worth noting that the proposal gives the properties owned by this developer the highest retail/ residential zoning designations between Cleveland and the river.

The lack of opportunity for public review and comment on this zoning proposal has received considerable comment. I would certainly have appreciated the opportunity to explore the questions raised above and possibly others in a public hearing. But since there will be no such opportunity, I ask council members to explore the issues raised above, particularly the

incongruity of building heights and uses in the proposal for the northwest corner of Cleveland and Marshall.

Thank you for your careful review of this important matter.

George L. Bounds
2072 Iglehart Avenue

From: Catherine Kearin [<mailto:jpkear@aol.com>]
Sent: Sunday, October 21, 2018 7:15 PM
To: Nelson, Mitra (CI-StPaul)
Cc: #CI-StPaul_Ward4; matt.privatsky@ci.stpaul.mn.us; Cruze, Stacy (CI-StPaul)
Subject: Opposition to Proposed Amendment to West Marshall Avenue Zoning Study

Dear Council Member Nelson, My name is Catherine Kearin and I live in the 4th Ward at 2200 Dayton Avenue. I have been reading in the St. Paul Pioneer Press and Highland Villager about the City Planning studies for development in our area. I have lived in this community since 1983 and have been a homeowner here since 1984.

Over the years we've dealt with the expansion and increased enrollment at the University of Saint Thomas, the various parking problems in our neighborhood that have made us go to a Permit Parking system and the lack of parking for neighborhood businesses along with the problems with the sometime unruly behavior of the students. I have watched as City Planners have made efforts to address what they believe is a housing shortage in our community. As I walk around the neighborhood I note that we have many apartment buildings-student rentals in our community. We have seven units of UST students on our block alone, three homes and two duplexes, We only have 22 structures on our block and by my math it looks like there is a rate of 30% on our block alone of rental housing. For the most part our block has come to what I consider to be a reasonable peace with the students. It's not perfect but it is better than it was back in the 80s, 90s when UST was really increasing their enrollment.

I also have seen folks are calling us "limousine riding, wine sipping, cheese eating elitists" who are NIMBYs or OIMBY people. This angers me. We live in the "Regular Joe" area of the neighborhood. I am a retired Registered Nurse, not exactly what I would consider a limousine riding, wine sipping, cheese eating elitist. I worked for 33 years at a city hospital, far from elitist.

I see that you have introduced an amendment to the West Marshall Avenue Zoning Study. The way it looks to me is that this amendment will increase the height of the proposed building at the corner of Marshall and Cretin to five stories while the City Planners recommended a three story building. I am sure you know that as you come over the Marshall Avenue bridge heading East, you head up a hill, which would increase the actual visual (appearance of height) far more than the East River Apartments footprint is at the corner of Marshall and Otis. My question is, why did the City of Saint Paul bother with asking City Planners to make a plan that took over a year to complete and just decide to dump it in a six week period? What's the story? We pay City Planners to make a plan and then toss it, for what reason? How do the City Planners feel about this change from a three story building to a five story building. I feel they were probably a bit more thoughtful in studying this for over a year than whoever decided this in six weeks.

I see that the property owner of the parcel at Marshall and Cretin and Marshall and Cleveland intersections is the same person/family. Methinks this stinks. Is there a plan to deal with the increased

traffic a five story building on Cretin or Cleveland to accommodate this added traffic. I know that people are saying that this development is needed because of access to the Light Rail. We live 2-3 blocks from UST and believe me, I've seen students from our block driving to school. I'm not being cavalier about this since I, personally do not drive and always relied on Metro Transit to go to work, shop, etc. Is there a plan to widen Cretin and Cleveland? May I just say that the people who live in Highland have issues with this increased traffic with the development of the Ford Plant property. We already see an increased traffic backup during rush hour on Dayton Avenue. People want to avoid the Marshall Avenue backup and cut down Dayton to try to turn on to Cretin which just makes for a big backup on Dayton.

Please, reconsider this amendment for increasing the density by such a large amount in such a small area.

From: Kristina Kliber [<mailto:kkliber@comcast.net>]
Sent: Tuesday, October 23, 2018 8:42 AM
To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Subject: West Marshall Avenue Zoning Study

Dear Councilmember Bostrom,

I urge you to support the original consensus zoning plan from August 10th. Councilmember Nelson's amendment is hastily prepared with little study or broader community input. The consensus plan is the result of months of work by community members, as well as the Union Park District Council and has the potential to increase density along Marshall Avenue 300%. The community has spoken and it is called the consensus plan.

Thank you,
Kristina Kliber
Ward 4

From: Jim Kearin [<mailto:jpkearin@comcast.net>]
Sent: Monday, October 22, 2018 7:51 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Cc: Sanders, Donna (CI-StPaul) <donna.sanders@ci.stpaul.mn.us>
Subject: Opposition to amendment for rezoning Marshall Ave

Council member

My name is Jim Kearin. I own a home at 2200 Dayton Ave and have lived there with my family since 1984. Over the years my neighborhood has grown and changed due mostly to development at UST. There was some difficulty and conflict initially but I have adjusted and appreciate the positive influence of UST. I hope my neighborhood will continue to evolve but at a slow and balanced pace.

I appreciate the hard work and time that went into forming the rezoning plan for West Marshall Ave. This approved plan should be a good fit for the neighborhood.

However, the amendments recently added by council member Nelson allowing for 5 story multi use buildings on Marshall/Cretin would not be a good fit. I have driven around St. Paul and Minneapolis and looked at 4-5 story buildings with apartments and stores. It appears to me that such structures would not only overpower corner of Marshall/Cretin but would negatively impact homes on Dayton Ave.

Thank you for taking the time to read this and for your work on City Council. I hope you consider voting in opposition to the amendment

Sincerely
Jim Kearin

From: Margaret Wirth-Johnson [<mailto:mwirthjohnson@gmail.com>]
Sent: Tuesday, October 23, 2018 2:06 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Cc: James Johnson <johns007@umn.edu>
Subject: Please vote for the original zoning plan

Dear Council Member Brendmoen:

Once again are writing to ask you to **vote for the August 10, Planning Commission approved, plan for rezoning Marshall Avenue and to reject any amendments to that plan.** You are already aware that Council Member Nelson's last minute amendments circumvented the efforts by a group of citizens who arrived at consensus for the August 10 plan, and that her amendments will benefit only one building owner who has indicated his plans in a letter to the council, (as well as grossly mischaracterized those volunteers who created the August 10 plan), and has no interest in providing affordable housing in any properties he builds.

Thank you for your consideration.

Margaret Wirth-Johnson
James Johnson

2224 Dayton Avenue
Saint Paul, MN 55104

From: Betty Wheeler [<mailto:whee0023@umn.edu>]
Sent: Tuesday, October 23, 2018 1:09 PM
To: Dadlez, Kady (CI-StPaul)
Subject: W Marshall Ave Development Plan Amendment

Dear M. Dadlez:

I have lived in St. Paul for over 20 years, and I am a member of Indivisible St. Paul. I have done a lot of volunteer work, and I am very active on many community projects.

I supported Mitra Nelson before her election, who has now become the Council Member for Ward 4. But I cannot support her plans for West Marshall Avenue.

I am disappointed that the original consensus plan for West Marshall, which, let me remind you, was approved by the Community and the Planning Commission, is now being shelved in favor of a flawed and risky plan.

The amended plan undermines (basically throwing out) all the progress that the city professionals made as they conscientiously assembled each successive draft. That previous work included identifying the significant historic properties from earlier studies and working to accommodate the goals of those earlier projects.

The amended plan discounts the expertise of the Planning Commission's recommendations without cause or justification. Furthermore, there is a lack of reasons for rejecting expert judgements. This will increase the risk of possible problems later.

I also do not support the method in which Council Member Nelson apparently believes she should represent the people of St. Paul—her method is not how democracy is supposed to work! She has now disrupted a long process of community engagement and compromise, without consulting the people affected.

In conclusion, I oppose this Amendment, and favor the original Approved Plan. With your vote, I thank the Council in advance for helping to preserve the scale and character of our neighborhoods.

Sincerely,

Betty Wheeler
1150 Raymond Ave.
St. Paul, MN 55108

From: Peter Berglund [<mailto:Berglund463@hotmail.com>]

Sent: Tuesday, October 23, 2018 1:44 PM

To: Dadlez, Kady (CI-StPaul)

Subject: Comments Re: Ordinance 18-49

Kady,

Please confirm that you've received this e-mail.

Please share today, these comments with all of the City Council Members and any other decision-makers dealing with Ordinance 18-49:

First, these comments are meant to focus on the increase in traffic if the zoning is changed to allow more multi-family housing. Please note that my concerns deal primarily with increased traffic, and not the new multi-family housing itself.

If traffic is made worse in Merriam Park, then this will negatively affect all those living south of Merriam Park since we (all those in and south of Merriam Park) travel through Merriam Park (think Interstate 94, bus routes like: 87, 63, 21, 134 etc., and car trips).

As I understand zoning issues in the West Marshall Ave area from talking with Kady Dadlez, St. Paul Senior City Planner, the existing number of housing units is 12.5 housing units/acre within this area. The current zoning would allow approx. 32 units/acre. The rezoning plan worked out with the Union Park

District Council, the neighbors, and the St. Paul Planning Commission would have allowed up to 42 housing units/acre.

The latest proposal now before the City Council would now allow greater than 42 housing units/acre. I spoke with Kady recently and she did not give me a specific number, but said that it would be greater than 42.

At the City Council public hearing on Wednesday, Oct. 17, many spoke out against the latest proposal, while many spoke in favor. One of the key points made in favor of the increased density was that "we shouldn't limit residential housing if more folks want to live in this given area".

No one said that we should have more cars!

At least one person said that the streets are already too congested today.

So, my point is that I'm trying to separate the discussion of "density" and "traffic/congestion".

I feel that the City is pursuing increased density. Plus, note that the current zoning in the West Marshall Ave area would already allow up to 32 housing units/acre, so density could triple even without any zoning changes. (Remember also, with all the increased housing along Snelling Ave, the new soccer stadium, and the Ford site, there is going to be added traffic along and crossing Marshall Ave anyway, since Marshall Ave connects to Minneapolis via the bridge across the Mississippi River.)

The mass transit advocates and the energy efficiency advocates like increased density since this helps promote mass transit. (Disclaimer: I'm a big-time bus rider, and I'm in favor of mass transit, too.)

I'm worried that all those either allowing or promoting increased density, think that mass transit will "save us". They talk of a possible new bus rapid transit (BRT) line on Marshall Ave.

Problem: If the neighborhoods from Merriam Park, Mac-Groveland, and Highland are overrun with cars/traffic, then mass-transit will not work! Buses cannot function if the streets are full of cars, even if it is a rapid transit bus. (We do not have dedicated rights-of-way for buses like the light rail lines have.)

Some say put the new multi-family housing at the major intersections to better connect with transit. Problem: This may still result in the same number of new cars if the new residents move in with more cars.

Problem: The city sets a "minimum" number of parking spots/stalls for new housing. (They also set an upper "maximum".) But the real problem is the minimum.

Solution:

My proposal is to get the city to turn this approach around and eliminate the minimum requirement and instead set a good, restrictive maximum number of off-street parking spots/stalls for new multi-family housing. This may mean that the city would need to institute a parking permit program in more areas, to prevent the new residents from filling up all the on-street parking spots. The city is already working with parking permit programs in various areas, so this is not a new concept/function.

Note: Residents living in the new multi-family housing would not get permits to park on the street, or there would be only a limited number of permits issued.

While, existing residents would be granted permits for street parking.

Additional city administrative costs could be paid for with fines for violators (higher fines if necessary). And, if the city is making so much more in new/increased property taxes, this would also help offset the administration of a parking permit program.

If a developer knows the rules/constraints to deal with prior to developing, then they can choose to undertake a project or not. They would know ahead of time what they need to do, and how the "system/rules work". Future residents would need to know what parking limitations would be in place before they move in.

At the Oct. 17th City Council meeting Councilmember Jane Prince, after seeing the division between the groups opposed to and those in favor of more density, asked if these two groups could figure out some kind of compromise.

Potential Compromise:

Change the city's requirement of a minimum number of parking spots/stalls to a good restrictive maximum for new multi-family housing! (And implement parking permit programs where needed.)

Such a rule change should be done as soon as is possible to get this in place before more developers go to the city with proposals to tear down single-family houses or businesses to build multi-family housing.

Even if there were no zoning changes in the West Marshall Ave area, and given that the housing could triple in this area anyway, I'd recommend implementing these same new parking maximums and restrictions.

Good Outcomes:

Senior citizens, college students, and many young adults are happy to live without cars.

We've been told at some of the Ryan meetings that it can cost \$10,000 or more to add a single parking stall within a multi-family apartment building. If the developers can reduce the number of parking stalls, then these savings could be passed on to the new residents.

Therefore:

Let's answer Councilmember Jane Prince's request for a compromise with the suggestion that the city revise its minimum parking requirement and instead set good, restrictive parking maximums.

The City Council may still vote in favor of the latest rezoning proposal (October 24), and even if they vote in favor of the previous proposal, I sure would like to see some council member get up (on October 24) and commit the city to seriously consider setting restrictive parking maximums. Let's get this discussion going!

Editorial comment:

In my day-job, I administer environmental rules. Business have to meet these rules, which mean they have many "numbers" to comply with. It is bad if we "move the goalposts". When a resident moves into an area (and pours their life, and their family's life, into making a home, spending huge amounts of

money, time, and sweat), they do that under a covenant between them and the city in the form of building and zoning codes. A home is often a person's greatest single investment. Imagine if a homeowner had a huge apartment building move in right next door. Imagine a person's property value plummeting. What if they have to put off retiring for an additional significant number of years to recoup their losses? What if they can never recoup their losses? What if the property value decreases so much that they go "under water" with their mortgage? Then what? What if a homeowner's house is now in some huge shadow, and does not get natural sunlight?

Will the city reduce their property taxes if their home value goes down?

Please do something concrete to address traffic congestion, and not just hope that mass transit will fix everything when mass transit will be hobbled by all the new cars.

I've saved up enough to pay for a down payment and closing costs for my own home in this area, but am very nervous about what this part of St. Paul will be like after all the new development occurs.

Thank you,

Peter Berglund
2028 Grand Ave,
Apartment 11
St. Paul MN 55105

From: Aimee Engebretson [<mailto:enge0052@gmail.com>]

Sent: Tuesday, October 23, 2018 1:30 PM

To: #CI-StPaul_Ward3

Cc: #CI-StPaul_Ward4; #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Re-zoning Marshall Ave.

Dear Chris,

I supported Mitra Nelson, now the Council Member for Ward 4. But I do not support her vision of West Marshall Avenue. And I do not support her vision of how democracy works. As a member of Indivisible St. Paul, I am disappointed that the original consensus plan, approved by the Community and the Planning Commission, is now being amended by a flawed, risky plan.

The amended plan discounts all the work of the city professionals who assembled each successive draft, including identifying the significant historic properties from earlier studies and working around them. It discounts the expertise of the Planning Commission's recommendation without due cause or justification. It substantially exceeds the range provided for a Residential Corridor in the 2030 Comprehensive Plan. The plan all seems to be about a decision the Ward 4 Council Member made without consulting the people affected, and it disrupts a long process of community engagement and compromise. It seems that all this has occurred to support a developer's pockets with no consideration for her constituents. The amended Plan sets a precedent for other wards to follow suit.

I oppose the Amendment, and favor returning to the original Approved Plan. I thank the Council for helping to preserve the scale and character of our neighborhoods.

Thanks for your help in this matter.

Aimee Engebretson, MD
Indivisible St. Paul

From: Kristen Ostendorf [<mailto:kostendorf@gmail.com>]
Sent: Tuesday, October 23, 2018 8:24 PM
To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Subject: Marshall Ave. Plan

Good Evening –

I am writing about the proposed development plan for West Marshall Avenue in St. Paul

I supported Mitra Nelson, now the Council Member for Ward 4. But I do not support her vision of West Marshall Avenue. And I do not support her vision of how democracy works. As a member of the local community and Indivisible St. Paul, I am disappointed that the original consensus plan, approved by the Community and the Planning Commission, is now being amended without open discussion with those most impacted by its implementation.

The amended Plan seems to favor one developer and sets a precedent for other wards to follow suit. Without open discussion, honest acknowledgement of who benefits and lack of full study, this plan is risky for the neighborhood and for St. Paul.

I oppose the Amendment, and favor returning to the original Approved Plan. I thank the Council for helping to preserve the scale and character of our neighborhoods.

Sincerely,
Kristen Ostendorf

From: Halena VanDeusen [<mailto:hvandeusen@gmail.com>]
Sent: Tuesday, October 23, 2018 8:24 PM
To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Cc: Renstrom, Scott (CI-StPaul) <scott.renstrom@ci.stpaul.mn.us>; Freking, Heidi (CI-StPaul) <heidi.freking@ci.stpaul.mn.us>
Subject: Fwd: Concerns about West Marshal re-zoning

Dear Council Member Bostrom,

I've reached out to my ward's councilperson to urge her not to push forward a heavily amended proposal to re-zone West Marshal Ave. However, I am concerned that she will not vote against her own proposal. I was in full support of the original proposal and was excited to see more proposed mixed

residential and commercial spaces while maintaining the feel of our neighborhood. Unfortunately, I feel that the amendments go too far in changing the functionality and character of my neighborhood. I hope that you will consider voting against council member Nelson's amended proposal.

Thank you,
Halena VanDeusen
2221 Selby Ave

----- Forwarded message -----

From: **Halena VanDeusen** <hvandeusen@gmail.com>

Date: Tue, Oct 23, 2018 at 8:03 PM

Subject: Concerns about West Marshal re-zoning

To: <Mitra.Nelson@ci.stpaul.mn.us>

Cc: <ward4@ci.stpaul.mn.us>, <matt.privratsky@ci.stpaul.mn.us>, <stacy.cruze@ci.stpaul.mn.us>

Dear Council Member Nelson,

In a recent conversation with one of my neighbors, it was brought to my attention that multiple amendments have been made to the re-zoning proposal for West Marshall Avenue. I wholeheartedly support increasing the density of the area and providing more housing and commercial space in the neighborhood. However, I am concerned that the extent of the amendments will have a negative impact on the neighborhood.

In addition to changing the character of our neighborhood, I feel that the addition of 5-story mixed used apartment complexes will bring more traffic than the current roads and infrastructure will be able to accommodate. Now that it is darker in the morning, we have had to change the route where we walk our dog each morning. In the early morning hours, we no longer feel comfortable crossing Cretin Ave at Selby Ave due to heavy volume of very fast commuter traffic. With more residents moving into this area, I don't think there is an adequate plan to deal with increased traffic, both pedestrian and vehicular.

Prior to the amendments, the re-zoning proposal increased growth and housing density while maintaining the character of the neighborhood that we call home. It was a plan that combined input from city planners with residents from the neighborhood. Your amendments significantly change the product of this plan. We are willing to grow and adapt with our neighborhood, but we would like to see measured and controlled growth that will fit the scale and current infrastructure. I urge you to reconsider your amendments before the vote on the proposal.

Thank you,
Halena VanDeusen
2221 Selby Ave

From: Jordan Becker [<mailto:jordanbecker25@gmail.com>]

Sent: Tuesday, October 23, 2018 8:50 PM

To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

Cc: Renstrom, Scott (CI-StPaul) <scott.renstrom@ci.stpaul.mn.us>; Freking, Heidi (CI-StPaul) <heidi.freking@ci.stpaul.mn.us>

Subject: Fwd: Concerns with West Marshall Re-zoning

Dear Council Member Bostrom,

I recently emailed my ward's councilperson to urge her not to push forward a heavily amended proposal to re-zone West Marshal Ave. However, I am concerned that she will not vote against her own proposal. I was in support of the original proposal and was excited to see more proposed mixed residential and commercial spaces while maintaining the feel of our neighborhood. Unfortunately, I feel that the amendments go too far in changing the functionality and character of my neighborhood without appropriately considering current infrastructure. I hope that you will consider voting against council member Nelson's amended proposal.

Thank you,
Jordan Becker
2221 Selby Ave

From: Tanya Shipkowitz [<mailto:tanya@usjet.net>]

Sent: Tuesday, October 23, 2018 9:26 PM

To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

Subject: Re-Zoning Marshall Ave.

Dear Council Person:

As a member of Indivisible St. Paul, I am disappointed that the original consensus plan for re-zoning Marshall Avenue, approved by the Community and the Planning Commission, is now being amended by a flawed, risky plan.

> The amended plan discounts all the work of the city professionals who assembled each successive draft, including identifying the significant historic properties from earlier studies and working around them.

> There is a lack of reasons for rejecting expert judgements and that will increase the risk of possible problems later. The amended Plan discounts the expertise of the Planning Commission's recommendation without due cause or justification.

> The Amended Plan density is not known exactly, but substantially exceeds the range provided for a Residential Corridor in the 2030 Comprehensive Plan.

> The Amended Plan is all about a decision Ward 4 Council Member made without consulting the people affected and the disruption of a long process of community engagement and compromise. It seems that all this has occurred to support a developer's pockets with no consideration for her constituents.

>The amended Plan sets a precedent for other wards to follow suit. There was much discussion and public input to set parameters for the Ford Site, yet the Amended Plan exceeds those parameters and has had no full study or input from the public, thus fostering room for error.

I oppose the Amendment, and favor returning to the original Approved Plan. I thank the Council for helping to preserve the scale and character of our neighborhoods.

Sincerely,
Tanya Shipkowitz

From: Kelly Vinson-Taylor [<mailto:kellyvtaylor@yahoo.com>]
Sent: Wednesday, October 24, 2018 7:34 AM
To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Subject: West Marshall Aveue Zoning Amendment

Councilmember Bostrom,

I am incredibly disappointed and quite frankly dismayed at Mitra Jalali Nelson, Ward 4 council member's amendment to the Marshall Rezoning. How can someone just disregard all the hard work and compromise that has occurred over the last 6 months? It is undemocratic and just wrong.

Mitra's aid said, "well, she wasn't involved in those discussions" (referring to the community engagement meetings). Well, when you are a new City Council member, it's your responsibility to learn what's been done before you, not disregard it. Mitra's actions are just wrong and to make it right, the other City Council members need to step up and correct this! There were countless hours spent listening, understanding and making a thoughtful proposal that all could agree on and provided for increased density (ask Katy Dadlez from the the city's Department of Planning —she was there). And for all that work to be disregarded is completely irresponsible. City Council members are supposed to listen and represent the voice of the people in the Ward, not drive a personal agenda or follow the special interests of a few. (note: several of the people speaking in favor of the amendment at last week's city council meeting do not live in Ward 4). Clearly fair and democratic representation is not happening here.

I'm for thoughtful, well planned and organized density that fits with the current architecture and scale of the neighborhoodnot density for density's sake, not tearing down century old beautiful homes. Why doesn't the city spend more time and energy creating density in areas like Sibley Plaza? West 7th is a major artery, and lots of land is there, a perfect place for retail and housing.

I'm for affordable housing....not for developers to come in and charge by the bedroom (to attract students), where rents are upwards of \$3600 a month. That's not affordable and is exactly what is happening at Marshall and Moore.

I'm for renters....just not more student renters. The overlay district is working. The development being proposed will fly in the face of the overlay district.

This proposal will push out neighbors who have lived here for 15, 20, 30+ years that have cared for this neighborhood and their homes and been active in the community, many of which will sell if this goes

through. Do you really want neighbors to stop improving their property and prepare to get as much for their home and get out? Do you really want to lose those citizens of St. Paul who have built vibrant, caring neighborhoods because that's what will happen.

Be careful what you ask for City Council...you reap what you sow.

Kelly Vinson-Taylor
2127 Dayton Ave.

From: Nelson, Dean [<mailto:Dean.M.Nelson@pjc.com>]
Sent: Tuesday, October 23, 2018 5:03 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; Privratsky, Matt (CI-StPaul) <Matt.Privratsky@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; Harr, Stephanie (CI-StPaul) <Stephanie.Harr@ci.stpaul.mn.us>; Scott Vanwert <scottavanwert@gmail.com>
Subject: Thank You

Dear Councilmember Jalali Nelson and Matt,
Once again, thank you very much for meeting with Councilmember Prince, Stephanie, Scott, and me today regarding the West Marshall Avenue ("WMA") Zoning Study. It was a good discussion.

As indicated, we believe there is further opportunity for some middle-ground compromises that could bridge most material differences between the WMA rezoning plan originally approved by the Planning Commission and the most recent revised Version 2 of the amended WMA rezoning ordinance, on which the City Council will vote. We greatly appreciate that you are willing to further evaluate certain suggested possible additional rezoning revisions, which reflect considerable recent feedback we received from several Union Park neighbors and UPDC members. As discussed, we respectfully ask you to consider the following:

T3 (up to 5-story) Zoning:

Priority 1: For the NW corner at Cleveland, convert proposed T2 and T3 rezoning to the T1 rezoning originally approved by the Planning Commission for all 5 NW corner properties.

Benefits:

T1 provides a better, lower-height transition to the single-family homes to the west of the 5 NW corner T properties.

T1 zoning is already recommended directly across Marshall Avenue.

T1 would be consistent with City staff's general approaches used to buffer the Cleveland/Marshall "Neighborhood Node" under the draft 2040 Comp Plan.

A single corner city lot at T3, as reflected in the amendment, does not create a reasonable, cost-effective opportunity for redevelopment.

Secondary Priorities: Please return recommended T3 traditional neighborhood zoning to the originally approved T2 zoning at the following locations:

SW corner of Cretin/Marshall.

SE corner of Cleveland/Marshall.

Benefits:

Replacing T3 with T2 would achieve the 3-story height-limit goal.

As with the Snelling Avenue South rezoning plan approved last year, starting with a T2 baseline at certain corners, with the possibility of a zoning variance to T3 later, would provide an opportunity for better City, community, and UPDC engagement, when and if a redevelopment project is actually proposed (i.e., similar to the process Ryan Construction undertook when seeking design review and approval for the O’Gara’s project at Selby and Snelling). This rationale was the basis for Planning Commissioner Rangel Morales’s amendment to keep these particular properties rezoned to T2, approved during the Planning Commission’s August 10 meeting.

More Granular Re-evaluation of Broad RM1 rezoning over Certain Blocks:

One possible approach: For blocks where single-family, duplex, and triplex properties comprise MORE than 65% of the properties, apply RT2 rezoning instead of RM1 (please see attached existing land use maps, which I shared with you today):

RT2 townhouse zoning is only one step down from RM1 multi-family zoning.

Kady Dadlez indicates that an owner could potentially build up to 6 units in an RT2 building under the right circumstances and with applicable parking bonuses. This would allow triplexes and four-plexes. RT2 permits a 3-story building.

Alternatively, apply RT2 rezoning to properties previously deemed historic in the 1983 HPC historic resource survey (map attached).

Historic Resource Survey:

Once HPC completes the historic resource survey later this year, we kindly ask for your support to implement HPC’s resulting recommendations.

Please do not hesitate to contact Scott or me, if you have any follow-up questions. Once again, thank you for your thoughtful consideration of our recommendations.

Best regards,
Dean

Dean M. Nelson
2000 Marshall Avenue
St. Paul, MN 55104



West Marshall
Avenue - Whole Blo



West Marshall
Avenue - HPC Histor

October 23, 2018

Kady Dadlez, Sr. City Planner City Hall Annex
25 West 4th Street, Suite 1400 St. Paul, MN 55102

Re: West Marshall Avenue Zoning Study

Dear Ms. Dadlez:

I am writing with concerns about the legal status of rezoning on several properties in the proposed Amendment for the West Marshall Avenue Zoning Study, as introduced by Council Member Nelson.

Earlier (on October 8), I raised with the City Council the problem of four properties significantly upzoned compared to their immediately adjacent properties, changes all requested by and granted to the same owner. In an amendment to the Amendment on October 17, the exceptional zoning of one of these properties, at Marshall Avenue and Finn St., was removed. This reversal sharpens the question of whether preferential treatment was also granted in response to the other properties in the Owner's request. I believe the facts in the case deserve closer scrutiny. Here, I will detail what seems anomalous about these particular zoning classifications.

- First, all three properties are zoned as "T3" in the Amendment. The Council Member has acknowledged that the "scale of the neighborhood" is 3 stories, yet these properties are zoned to allow 5-stories. These are the **only such exceptions in the whole zoning study area**. No objective rationale has been provided.

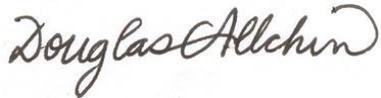


- The property at 2063 Marshall (on the **NW corner of Cleveland** Avenue intersection) is anomalous because it allows a 55-ft structure on a lot that is only 50-feet wide (44 ft, with a setback for a residential neighbor). In earlier comments, Ms. Dadlez, you indicated that the “Traditional Neighborhood” zoning was intended for larger parcels, not such individual properties, more appropriate for a single-family home or duplex. This single-property focus seems to underscore the nature of a special exception here.
- The properties on the **SE corner of Cleveland** likewise exhibit an unjustified exceptional status. The rationale you discussed for zoning this block, from Cleveland to Wilder, as T2 was that it represents a current commercial area, or neighborhood center. (It is also commensurate with the 2040 draft Comp Plan designating this area as a “Neighborhood Node.”) However, this rationale applies to all the properties on this block, both north and south sides. There appears to be no objective rationale for making an exception to only some properties. The T3 designation for the west end of the block appears to provide preferential zoning for that property owner, while not affording such opportunity to other adjacent properties.
- The T3 properties are on **diagonally opposite corners at Cleveland** (in the Amended Plan). Ms. Dadlez, I recall you commenting that the intent of the Traditional Neighborhood classification was to reflect consolidation at intersections. Thus, there is no objective reason why T3 would be assigned to 2 non-adjacent corners and not the others. The absence of a simultaneous T3 designation on the SW corner is thus a glaring anomaly that indicates special privilege to the other 2 corners.
- The same problem occurs with T3 at **only one of four corners at Cretin Avenue**. Ms. Dadlez, I recall our discussion of the problems of commercial development at this intersection. One corner is a gold course, another is a gas station, and a third is topographically unsuitable for street-level commerce. Accordingly, in the draft plan that you submitted to the Planning Commission, the **SW corner** was limited to T2, a scale more appropriate to the single-family homes on Dayton Avenue, across the alley to the south. Without development at the other corners, the T3 zone on the SW corner of Cretin is objectively unjustified.
- Finally, the Amended Plan, even without these exceptional upzoned properties, seems to **exceed the quantified limits provided for a Residential Corridor in the 2030 Comprehensive Plan** (or for an “Urban Neighborhood” in the draft 2040 Plan). Adding further density at these three T3 sites — already approved as T2 sites in the plan approved by the Planning Commission on August 10 — seems to have no rational justification.

In short, the properties designated as T3 have no rationale basis in the Zoning Code or Comprehensive City Plan(s) for being upzoned beyond T2. They are anomalous when compared with immediately adjacent properties. They are all owned by the same owner, however, who submitted a special request that has not

passed public review. This seems to raise the question of whether they reflect what I understand now is called "spot zoning."

I am certainly not an expert in real estate law. I cannot say if the Amendment reflects this so-called "spot-zoning" for these properties. However, I do believe that they warrant further analysis, and hope that you will refer the case to the City Attorney for further review.



Yours truly,

Douglas Allchin

cc: Lucy Thomson, Interim Planning Director, Dept. of Planning & Econ. Dev.
Council President Brendmoen

From: Douglas Allchin <allch001@umn.edu>
Sent: Monday, October 22, 2018 11:31 PM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Cc: Xiong, Mai Chong (CI-StPaul) <mai.chong.xiong@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: West Marshall Avenue Rezoning --character of the neighborhood

Dear Council Member Thao,

In amending the approved West Marshall Avenue Zoning Plan, Council Member Nelson got the SCALE of the neighborhood right, but not its CHARACTER. Three stories is indeed the norm all around, from I-94 to Summit Avenue and from the River to Snelling Avenue. But the character of the neighborhood is defined by a MIX OF HOUSING TYPES, not by an uninterrupted swath of apartment buildings. The attached map compares Merriam Park to other nearby neighborhoods. We host a DIVERSITY of housing types, and have for a century. This should be a basis for zoning along Marshall Avenue, as well.

A fundamental intent of the Saint Paul Zoning Code is to PRESERVE the scale and character of established neighborhoods. This Amendment seeks instead to UPSET the character of Merriam Park. It seems aimed to TRANSFORM its distinctive historic nature into an Uptown or Lowertown or Anytown.

The heritage of diversity in this neighborhood is especially important given public statements made by supporters of the Amendment. In the Pioneer Press last Thursday, one letter writer prejudicially characterized the residents of Merriam Park as "upper class, older, white homeowners" exhibiting "petulant whining and relentless gate-keeping." This contrasts with the attached map of diverse housing types, as well as the substantial growth offered in the earlier plan approved by the Union Park District

Council (and by the professional experts in the Planning Commission, too). Supporters of the Amended Plan rarely seem to engage the evidence of numbers, economics or the City's Comprehensive Plans. Rather, they seem to support it precisely because they see it as attacking certain people -- people they mischaracterize. I sincerely hope that the City Council does not endorse their view, and so rejects the Amended Plan in favor of the readily available alternative that achieves many of the same desired goals, while also respecting the character of the neighborhood -- and its residents.

Yours truly,

Douglas Allchin
2005 Carroll Avenue (Merriam Park)



2018-Character-of-neighborhood.pdf

From: Marcus Cox [<mailto:jmcshango@aol.com>]

Sent: Friday, October 19, 2018 2:04 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; Dadlez, Kady (CI-StPaul); Burger, Kathryn (CI-StPaul); Thor, Christina (CI-StPaul); Maki, Taina (CI-StPaul); McMahan, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul); #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; Dadlez, Kady (CI-StPaul); Burger, Kathryn (CI-StPaul); Thor, Christina (CI-StPaul); Maki, Taina (CI-StPaul); McMahan, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul); kim.obrien@ci.stpaul.mn.us; Sanders, Donna (CI-StPaul); Renstrom, Scott (CI-StPaul); Freking, Heidi (CI-StPaul); Harr, Stephanie (CI-StPaul); Heintz, Polly (CI-StPaul)

Subject: Marshall Avenue Zoning Proposal

Dear Friends:

We write in support of the Marshall Avenue Zoning Proposal as it was approved by the Planning Commission on August 10.

We do not approve of, and strongly oppose, the amendments that were subsequently made to it.

We urge you honor the careful work of the Planning Commission, based on listening to a lot of community input, by voting in favor of the August 10th plan, and utterly reject the amendments offered by Ward 4 Councilmember Nelson.

Sincerely yours,
Marcus and Joan Cox
1996 Carroll Avenue
Saint Paul MN 55104