

city of saint paul  
planning commission resolution  
file number  
date

WHEREAS, City of Saint Paul Parks and Recreation, File # 17-221-608, has applied for a conditional use permit for replacement and expansion of community center building, with variances of required parking spaces (22 required, 20 proposed) and front setback (25 ft. required, 18 ft. proposed) under the provisions of § 65.235 of the Saint Paul Legislative Code, on property located at 230 Como Avenue, Parcel Identification Number (PIN) 36.29.23.11.0053, legally described as Dawsons Subdivision of Block 3 Subj to Rd; Vac St Accruing & Fol. Part of Ne 1/4 of Sec 36 Tn 29 Rn 23 S of Lot 3 Blk 29 Lafonds Add, N of Nl of Thomas Ave E of El of Galtier St & W of Wl of widened Marion St. also Lot 3 Blk 29 Lafonds Add & Lots 1 through 13; and

WHEREAS, the Zoning Committee of the Planning Commission, on January 4, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The Saint Paul Department of Parks and Recreation is requesting a conditional use permit for a noncommercial recreation use at 230 Como Avenue (237 Thomas Avenue) in order to construct a new 23,551-square-foot recreation center to replace the aging facility currently located at this site. This is expected to be a two-phased project with the new community center being built during the initial phase and the demolition of the existing structure and improvement to the outdoor areas will take place in the second phase. This phasing allows for continuity of services at this site while construction is taking place. As currently designed, the site will include a new building located parallel to Como Avenue with a driveway and parking lot off Galtier Street, directly across from LaFond Avenue. A playground and sports fields will fill the remainder of the site.
2. §65.235 list standards that noncommercial recreation uses must satisfy:
  - (a) *The proposed site for any of the uses permitted here in shall have at least one (1) property line abutting a major thoroughfare (in definition), and the site shall be so planned as to provide principal access directly to said major thorough-fare:* This condition is not met. While this site abuts Como Avenue and Marion Street, both B-Minor arterials, primary driveway access is from Galtier Street. The applicant has requested a modification of a special condition under §61.502.

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_

- (i) *Section 61.502 states: "The planning commission, after a public hearing, may modify any or all special conditions, when strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with the healthy, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property. Allowing for the modification of §65.235(a) as its strict application would unreasonably limit otherwise lawful use of this property, and its modification does not impair the intent and purpose of the condition. Ramsey County does not support the addition of a cut for driveway access from either Como Avenue or Marion Street as there is access to the site from a local street. This requested modification does not impair the intent and purpose of this requirement as the site is in close proximity to the county road network.*
  - (b) *All yards shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these minimum yards, except required entrance drives and those walls used to obscure the use from abutting residential districts: This condition is met subject to completion of the second phase of this project, which includes landscaping and park improvements. The Parks and Recreation Department's plan includes constructing a new playground, a football/soccer field, and other sports area with sidewalks for site circulation. The plan shows trees plantings and grass areas being replaced. Parking is not located in the minimum yard setback areas.*
  - (c) *Whenever a swimming pool is constructed under this subparagraph, said pool area shall be provided with a protective fence six (6) feet in height, and entry shall be provided by means of a controlled gate: This finding is met as it is not applicable to this project. As planned, this facility does not include a swimming pool.*
3. §61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. The future land use map guides this area as Mixed Use Corridor and Established Neighborhood. A community center is an appropriate use in both of those land use categories. In addition, the Park's Chapter of the Comprehensive Plan speaks to improvements to recreation centers. Policy 5.4 states "Renovate and upgraded low- and moderate-quality existing facilities that fall outside the service areas of high-quality facilities of the same type." The Thomas-Dale District 7 Planning Council Area Plan supports "providing recreation opportunities that reflect the diversity of cultures, ages, and resources" and requests that sports such as soccer be accommodated at facilities within the district.*
  - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. This project has its driveway access off of Galtier Street. This will prevent possible stacking of cars on Como Avenue, which is a busy arterial street with a diagonal configuration with two cross streets on the east and west boundaries of this site.*
  - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met. The development of a new community center to replace the existing recreation center and will not be detrimental the existing character in the immediate area*

or endanger the public health, safety and general welfare.

- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This is a built-out area of the City. The replacement of the existing recreation center building with the new community center building will not impeded the normal and orderly development of surrounding properties.
  - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met subject to variances of the minimum parking and front yard setback requirement.
5. Section 61.601 states that the Planning Commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:
- (a) *The variances are in harmony with the general purposes and intent of the zoning code.* This finding is met. The plan for this site works within the constraints of the site, including its irregular shape, to develop onsite parking and provide a reasonable front yard setback while balancing the need to maximize a variety of activities on limited park land.
  - (b) *The variances are consistent with the comprehensive plan.* This finding is met. The Parks Chapter of the Comprehensive Plan supports maximizing uses within existing park space. A nine percent reduction in the parking for this facility and a 28 percent reduction in front yard setback will not negatively impact the surrounding neighborhood. This area is well served by transit, and it is expected that many patrons will be from within walking distance or be taking transit to this community center.
  - (c) *The applicant has established that there are practical difficulties in complying with these provisions; that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.* This finding is met. Due to the irregular shape of this site and the location of Lafond Avenue, there is practical difficulty in design a site that allowed for the placement of the building in a way that could accommodate the desired recreation mix. Thomas-Dale District 7 Planning Council Area Plan supported the development of soccer facilities at this site. To achieve the desired community outcome for this enhanced facility, football/soccer field must be located in the southwest corner of the site to have sufficient space to meet the dimensional requirements of this facility. To minimize the parking variance, the building needed to encroach into the required front yard setback.
  - (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. Due to the shape of the site and appropriate location of a drive way (across from Lafond Avenue), the creation of of two additional parking spaces would require a significant reduction in the amount of land available for park programming. The front yard setback issues are created due to attempting to minimize the parking variance.
  - (e) *The variances will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding is met. This use is a conditional use in the RT2 zoning district.
  - (f) *The variances will not alter the essential character of the surrounding area.* This finding is met. The facility is providing new onsite parking that is not available with the existing building, and will be establishing new block face on Como Avenue that will improve the visual impact on existing development.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the

authority of the City's Legislative Code, that the application of City of Saint Paul Parks and Recreation for a conditional use permit for replacement and expansion of community center building, with variances of required parking spaces (22 required, 20 proposed) and front setback (25 ft. required, 18 ft. proposed) at 237 Thomas Avenue is hereby approved with the following condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.



2F #17-221-608



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**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION	SCHEDULE
NO.	DESCRIPTION
1	DATE

**SCHAEFFER COMMUNITY CENTER**  
JLG ARCHITECTS  
230 COMO AVE ST PAUL, MN 55103

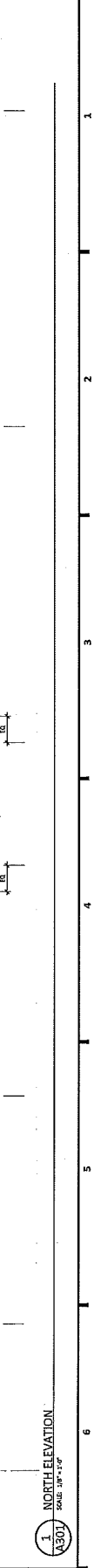
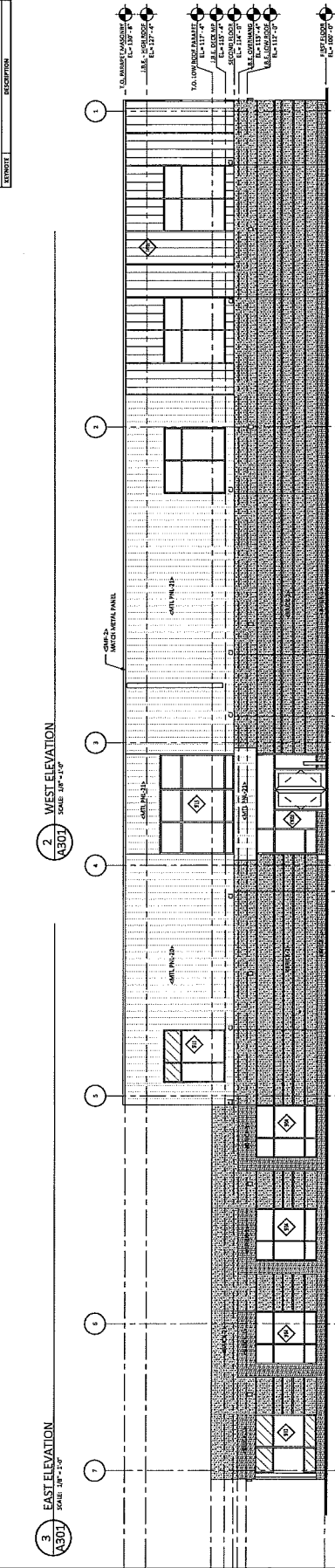
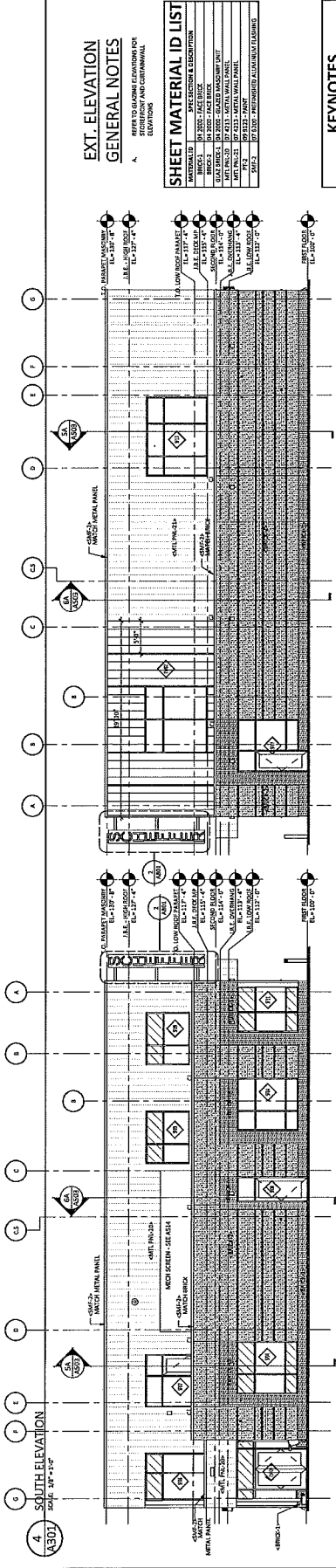
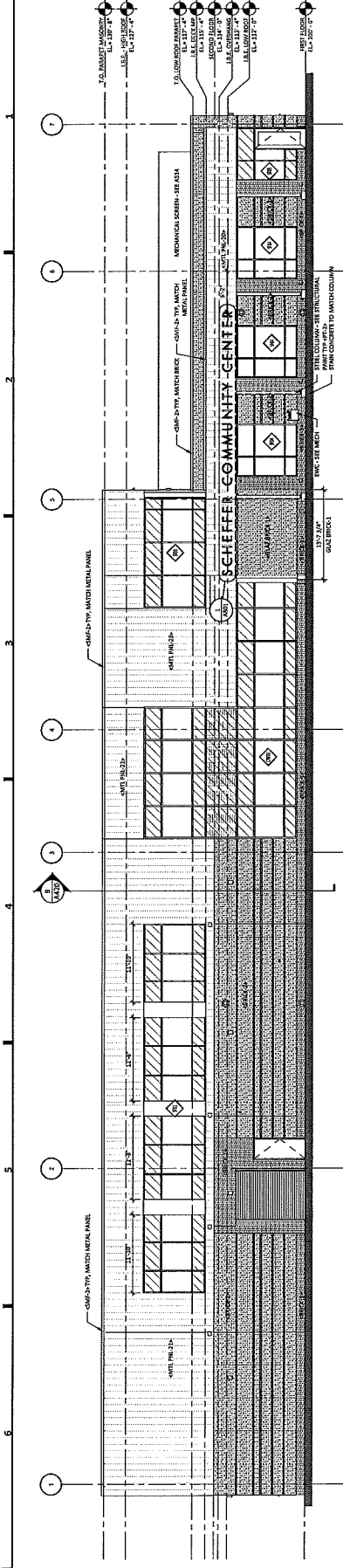
DATE: 07/14/17  
PROJECT: 16347  
**A301**  
EXTERIOR  
ELEVATIONS

**EXT. ELEVATION  
GENERAL NOTES**

1. REFER TO ALL NOTES ON SHEET A300 FOR MATERIALS AND FINISHES.

SHEET MATERIAL ID LIST	
MATERIAL ID	SPEC SECTION & DESCRIPTION
BRICK-1	04 2000 - FACE BRICK
BRICK-2	04 2000 - FACE BRICK
GLAZ BRICK-1	04 2000 - GLAZED MASONRY UNIT
MFL PKG-20	07 4213 - METAL WALL PANEL
MFL PKG-21	07 4213 - METAL WALL PANEL
PT-2	09 0123 - PAINT
SAF-2	07 0200 - PNEUMATICALLY APPLIED FINISHING

KEYNOTES	
KEYNOTE	DESCRIPTION



**Englund, Cherie (CI-StPaul)**

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**From:** Radel, Jamie (CI-StPaul)  
**Sent:** Thursday, January 04, 2018 2:43 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** FW: 17-221-608: zoning | public hearing | scheffer

Please make copies for the Zoning Committee.

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**From:** Wai Yang [<mailto:Wai.Yang@metrostate.edu>]  
**Sent:** Thursday, January 04, 2018 2:38 PM  
**To:** Radel, Jamie (CI-StPaul) <[jamie.radel@ci.stpaul.mn.us](mailto:jamie.radel@ci.stpaul.mn.us)>  
**Subject:** 17-221-608: zoning | public hearing | scheffer

To whom it may concern:

I live in the vicinity where the new center is being built; corner of Lafond and Galtier. I haven't had a chance to attend the meetings for the new center but I would like to voice those concerns here and also voice my opinions on the zoning notification received recently in the mail (#12-221-608).

Although I'm excited to see a new center built, I know there will be other things that come with it; construction, noise, more traffic, etc. Now, I've been a resident of the area since 1997 and can provide insight on the area. The proposed entrance and parking lot, as I recall from the concept design, is right on the corner of Galtier Street and Lafond Avenue. I would highly recommend not putting the entrance and parking lot where it is currently proposed.

First of all, traffic in the area is busy due to the convergence of Como Avenue, Pennsylvania Avenue, and Marion Street right by Hmongtown Marketplace. Knowing this, it would make much sense to put an entrance where traffic can access the lot easiest and also exit the easiest all the while still accommodating to the residents who live on Galtier Street and Lafond Avenue. It would make much more sense to have this lot moved to the Thomas and Galtier corner where the current Center currently sits. Where the basketball court meets the corner on this intersection, street parking is not allowed and clearly marked. Thomas is one of the main arteries in our area. Having the lot moved to where the current Center sits would allow for easier flow of traffic all the while avoiding the busier Como, Pennsylvania, and Marion Streets respectively.

Second, the area where the lot is proposed is dangerous because many drivers try to bypass the Como-Pennsylvania, and Marion intersection by driving erratically between the Galtier cross-sections of Thomas Avenue and Lafond Avenue. Many drivers speed through this area at high speeds due to impatience and negligence; with such a park-play area and many young children, safety is utmost important issue. I cringe every time a car drives 50-60 mph through the area with loud music on or a semi-truck rushing through and hoping there aren't any pedestrians caught in the middle or children on the corners waiting for this school bus. This street needs a serious calming so we don't have these types of drivers speeding through.

Third, many residents in the Artists' Lofts park on Galtier Street because there aren't enough spaces within their apartment complex to accommodate these residents. Where the proposed plan currently sits, would make it inconvenient for my neighbors whom are the best neighbors.

Finally, as a resident of the area, please put safety first when it comes to zoning. We are happy a new center is coming but safety is the number one issue. Please consider the flow of traffic. Users of the Center and Park want to be able to conveniently get in and out and a parking lot that is accessible. At the same time, we want our children free from the thoughts of speeding cars in the area thus a calming would be highly wanted. Many users will not be part of the

neighborhood but for those of us who are, we will most be impacted by this most; not the people whom have designed the proposal. At the end of the day, we go home to this; not the designers.

Thank you for your time and consideration. I look forward to hearing from you all soon.

Best regards,

Wai Yang

Gateway Associate | Student Affairs and Enrollment Management Division

Metropolitan State University

700 Seventh Street East

Saint Paul, MN 55106-5000

Phone: 651-793-1300 (#8) | Fax: 651-793-1235

[Wai.Yang@metrostate.edu](mailto:Wai.Yang@metrostate.edu)

# city of saint paul

## planning commission resolution

### file number

### date

WHEREAS, MCR Property Holdings LLC, File # 17-206-385, has applied for a site plan review for a 5 story, 16 unit, apartment building with 30 structured parking spaces under the provisions of § 61.402(c) of the Saint Paul Legislative Code, on property located at 1973-1977 Marshall Avenue, Parcel Identification Number (PIN) 33.29.23.33.0021 and 33.29.23.33.0022, legally described as Merriams Rearr of Blks 24 29 W 1o Ft of Lot 8 And All of Lot 7 Blk 27, and Merriams Rearr Of Blks 24 29 E 4o Ft of Lot 8 Blk 27; and

WHEREAS, the Zoning Committee of the Planning Commission, on January 4, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, under the provisions and requirements in Zoning Code § 61.402(c), based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following required findings that the site plan is consistent with:

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

The site plan meets this finding. The proposed development is consistent with the *Saint Paul Comprehensive Plan*. The future land use map of the *Saint Paul Comprehensive Plan* (2010) identifies Marshall Avenue as a Residential Corridor. Residential Corridors are described as segments of street corridors that run through Established Neighborhoods and are predominately characterized by medium density uses (4 to 30 units per acre). The plan adds that some portions of Residential Corridors could support additional housing.

The proposed development is for 16 residential units on a property of approximately 0.35 acres. When including the density bonus for 30 structured parking spaces, the lot area for density purposes is .55 acres and the residential density is approximately 29 units per acre.

Applicable Land Use Strategies include:

- LU 1.1 – Guide the development of housing in Established Neighborhoods, commercial areas within Established Neighborhoods, and in Residential Corridors.
- LU 1.9 – Encourage the development of medium density multi-family housing along Residential Corridors.

Figure H-K of the Housing Chapter identifies this portion of Marshall Avenue as an opportunity area for potential new multifamily housing. Applicable Housing Strategies include:

- H 1.1 – Increase housing choices across the city to support economically diverse neighborhoods.
- H 1.3 – Revitalize the city by developing land-efficient housing.

The proposed development is consistent with the *Union Park Community Plan* (2016), which describes the neighborhood's goals including the preservation of desirable assets and neighborhood character as well as development to meet present and future needs.

Applicable strategies include:

- LU 2 – Preserve the well-kept, traditional feel and scale of the neighborhood.
  - LU 2.3 – Ensure that new development fits within the character and scale of adjacent neighborhoods.
- H 1 – Preserve Union Park's pedestrian-scale neighborhoods, while promoting a range of housing types and affordability to meet the needs of people at different life stages with different housing needs.

The area is a mix of residential and institutional uses. A variety of commercial uses are also located one block to the west.

## 2. *Applicable ordinances of the City of Saint Paul.*

The site plan meets this finding. The site plan meets the standards in the RM2 zoning district for density, setbacks, height, parking, and design per the following:

- §66.216 – Intent, RM2 medium-density multiple-family residential district.
- §66.230 – Residential District Density and dimensional standards.
- §66.232 – Maximum lot coverage.
- §66.105 – Porches and decks.
- §60.203 – B. Building height.
- §63.207 – Parking requirements by use.
- §63.313 – Visual screening.
- §63.110 – Building design standards.

*Density:* The site plan meets the minimum lot area per residential unit of 1,500 square feet in a RM2 district. The parcel area is 14,171 sf + half the alley of 998 sf + lot area density bonus for structured parking of 9,000 sf = 24,169 sf / 16 units = 1,510 sf/unit.

- One-half the width of a dedicated public alley adjoining the lot shall be considered as part of the lot, for the purpose of applying lot area and density requirements.
- The lot area figure may be increased by three hundred (300) square feet for each parking space (up to two parking spaces per unit) within a multiple-family structure or otherwise completely underground.

*Lot Coverage:* The site plan meets the maximum 35% lot coverage in a residential district. The building area, including balconies, is 5,239 sf / 15,169 sf lot area = 34.5% lot coverage.

- One-half the width of a dedicated public alley adjoining the lot shall be considered as part of the lot, for the purpose of applying lot area and density requirements.
- An open, uncovered porch or deck shall be subject to setback and lot coverage requirements.

*Setbacks:* The site plan meets the minimum setbacks. In RM2 for these properties, the minimum front setback is 29' 6" based on the average setback for the block (25' setback is standard). The minimum rear setback requirement is 25'. The minimum side setback requirement is 9'. The site plan proposes a 9' sideyard setback on the west (Moore St side) and 28' sideyard setback on the east adjoining the residential property. Required off-street surface parking setback is 4' from any lot line. There is no minimum setback for driveways.

*Height:* The site plan meets the maximum building height of 5 stories and 50' in a RM2 district. Building height is measured from the established grade to the top of the roof deck. Where a building is located on sloping terrain (e.g., Moore St elevation), the height may be measured from the average ground level of the grade at the building wall. Due to differences in grade, a weighted average of the existing established grade is calculated at 899.7. The proposed first floor elevation is 902.0 and the top of the roof deck is measured at 949.7.

- The existing grade of the property shall not be raised around a new building or foundation in order to comply with the height requirements of this code.
- The height limitations of this code shall not apply to mechanical service stacks, tanks, ventilation equipment, and similar equipment.

*Parking:* The site plan includes 30 structured off-street vehicle parking spaces, which meets the required parking (3 – 3 bedroom units x 1.5 spaces = 4.5 spaces, 13 – 4 bedroom units x 2 spaces = 26 spaces. 30.5 = 30 spaces per Zoning Code). In addition there is bicycle parking proposed in the garage areas. 2 bicycle spaces are required.

*Screening:* Off-street parking facilities that adjoin a residential use or zoning district, shall provide a visual screen. The site plan includes a 4.5' – 6.5' fence along the east property line to visually separate the driveway from the adjoining property.

*Design standards:* Staff has reviewed the site plan in relation to the building design standards and found that all relevant standards are met.

3. *Preservation of unique geologic, geographic or historically significant characteristics of the city and environmentally sensitive areas.*

The site plan meets this finding. The proposed use is typical of the intent of a RM2 medium-density multiple-family residential Zoning District, which is intended to provide for comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities. The property is not designated as having historical or environmental significance nor inventoried by Heritage Preservation.

4. *Protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design which may have substantial effects on neighboring land uses.*

The site plan meets this finding. The effect of this specific proposed building on neighboring properties is reasonable. Specific to the findings:

- The stormwater system shall meet City standards for run-off rate control. The system will consist of pipes buried below grade located on the south side of the building in the landscaped setback area. In addition, roof drainage shall meet plumbing code requirements.
- The building is oriented to the southwest corner of the property towards the street corner. The building's proposed setbacks meet or exceed the zoning requirement, providing a reasonable distance from the abutting homes.
- The setback areas to the south and east will be landscaped. Existing boulevard trees

will be protected where possible and new boulevard trees will be planted as required.

- Off-street parking will be provided as two levels of structured parking: one below grade accessed from Moore St., the other at ground level accessed via a driveway off the alley. Refuse and recycling will be wheeled from the garage level to the curb for collection.
- The proposed site plan shall adhere to §63.110 – Building design standards, including delineation of a primary entrance, direct pedestrian connection to the street, building materials, minimum window and door openings, and reducing visual impact of rooftop equipment.
- A photometric plan was provided that meets zoning requirements to reduce glare, arranged as to reflect lights away from all adjacent residences and not to interfere with the vision of persons on adjacent highways or adjacent property.

The applicant submitted a shadow study, though one is not required. The study compares the existing buildings, a hypothetical 3-story building with a 9' east sideyard setback, and the proposed structure. Based on the study it appears the most significant shadows on abutting properties are late afternoon and evening near sunset (see attached).

Through the review process, the project has made site plan changes to improve the relationship of the development to the abutting residential properties, decreasing the number of balconies on the west façade, removing all balconies on the east façade, and eliminating the accessory garages.

5. *The arrangement of buildings, uses and facilities of the proposed development in order to assure abutting property and/or its occupants will not be unreasonably affected.*

The site plan meets this finding. This segment of Marshall Ave includes a variety of housing options including multiple-family residential as well as institutional uses. As a buffer to abutting residential properties, the site plan proposes a 29' 6" front setback, 25' rear setback plus the alley, 9' sideyard setback on the west (Moore St side), and 28' sideyard setback on the east. Balconies are situated on the Moore St side of the building rather than facing the interior lot lines.

Required off-street parking will be provided within the building. Landscaping and fencing along the east property line will visually separate the building and driveway from the adjoining property. Landscaped retaining walls will be provided at the southwest corner of the property. The effect of this specific proposed building on neighboring properties is reasonable.

6. *Creation of energy-conserving design through landscaping and location, orientation and elevation of structures.*

The site plan meets this finding. A multifamily building is inherently more energy-conserving because it has fewer exterior walls and roof per dwelling unit than low density housing. The building is oriented to the southwest corner of the site and exceeds the minimum amount of glazing on all sides, allowing each unit to gain solar heat.

The proposed development is located on a minor arterial street with good public transit, a bus stop at the property, and dedicated bicycle lane, making it conducive to walking, biking, and using public transit rather than driving.

7. *Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site.*

The site plan meets this finding. The site plan includes structured parking: 22 spaces in a below grade parking level accessed from Moore St. and 8 spaces on the ground floor accessed from a driveway off the alley. Refuse and recycling will be stored in the garage level and wheeled to the curb for collection.

The number of residents and visitors to the property did not warrant a traffic memo or study by Public Works Transportation and Safety. The City Traffic Engineer has accepted the site plan in concept. A condition of Site Plan approval should include vehicle turning templates for the parking areas be approved by the Public Works Transportation Planning and Safety Division.

Ramsey County had no comments on the plan as submitted. Metro Transit requires replacement of the existing bus stop at the corner of Marshall Ave and Moore St. Metro Transit and the developer have acknowledged that the landscaped retaining wall near the bus stop will likely be used for seating by transit users.

8. *The satisfactory availability and capacity of storm and sanitary sewers, including solutions to any drainage problems in the area of the development.*

The site plan meets this finding. The utility connections are shown on Sheet C4. Water, Sanitary and Storm sewer services are available in Marshall Avenue.

Stormwater from the site would be piped to an underground detention system located on the south of the property; stormwater would go out to the public storm sewer in Marshall at a controlled rate that meets City standards. Drainage maps and HydroCAD modeling to meet the City's stormwater run-off rate control standards were completed. A condition for site plan approval should include that technical details for the stormwater management solution be approved by the Public Works Sewer Division.

9. *Sufficient landscaping, fences, walls and parking necessary to meet the above objectives.*

The site plan meets this finding. A condition of Site Plan approval should include a final landscape plan be approved by the City Forester. The setback areas to the south and east will be landscaped and used for stormwater management. A 4.5' – 6.5' fence will be provided along the east property line to visually separate the driveway from the adjoining property. Landscaped retaining walls will be provided at the southwest corner of the property. Existing boulevard trees will be protected where possible and new boulevard trees planted as required.

A minimum of 30 off-street parking spaces are required based on the residential mix of three 3-bedroom and thirteen 4-bedroom dwelling units. 30 structured off-street parking spaces are proposed, 22 in the below grade parking level and 8 (including 2 ADA spaces) in the enclosed ground floor parking area. Accessory parking facilities may designate up to 50 percent of the spaces for compact cars. Two bicycle parking spaces are required based on



the number of off-street parking spaces provided; however, the project is proposing additional bicycle parking within the two off-street parking levels.

*10. Site accessibility in accordance with the provisions of the Americans with Disabilities Act (ADA), including parking spaces, passenger loading zones and accessible routes.*

The site plan meets this finding. The plan proposes 2 accessible parking spaces to meet the ADA standards required for lots of 26 - 50 parking spaces. Required accessible entrances and routes shall be provided per accessibility code. The public sidewalks have accessible crossings.

*11. Provision for erosion and sediment control as specified in the ``Ramsey Erosion Sediment and Control Handbook.''*

The site plan meets this finding. The site plan includes an erosion and sediment control plan that meets this standard.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of MCR Property Holdings LLC for a site plan review of a 5 story, 16 unit, apartment building with 30 structured parking spaces at 1973-1977 Marshall Avenue is hereby approved with the following conditions:

1. The building shall be substantially as presented and illustrated to the Planning Commission, using materials that are the same or better.
2. Final approval by the Public Works Transportation Planning and Safety Division.
3. Final approval by the City Forester.
4. Final approval by the Public Works Sewer Division.

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_



**UNION PARK DISTRICT COUNCIL**

161 Snelling Avenue North, Saint Paul, MN 55104

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*An Affirmative Action, Equal Opportunity Employer*

January 3, 2018

Zoning Committee of the Saint Paul Planning Commission  
c/o Cherie Englund, Zoning Secretary  
Saint Paul Department of Planning & Economic Development  
25 4th Street West  
Saint Paul, MN 55102

Dear Chair Edgerton and Members of the Committee:

At its regular meeting on January 3, 2018, the Union Park District Council (UPDC) Board voted to endorse the following resolution:

The Union Park District Council Board resolves that current site plan for the Marshall & Moore Apartments project does not address key issues of community concern expressed at multiple community meetings including, but not limited to, building height, balcony issues, higher-density student-use impacts, traffic and parking concerns, and preservation of neighborhood character, as set forth in UPDC's November 6, 2017 letter on the project plan.

The Board further resolves that the December 28 Zoning Committee staff report recommending approval of the Marshall & Moore Apartments project likewise does not address these key issues of community concern.

The Board further resolves that the project is inconsistent with many essential provisions of the *Union Park Community Plan*, including:

**LU2. Preserve the well-kept, traditional feel and scale of the neighborhood.**

- LU2.2 Encourage the *continued use and rehabilitation of existing structures*, districts, and landscapes to preserve the historic character of residential and commercial districts.
- LU2.3 Ensure that new development *fits within the character and scale* of adjacent neighborhoods.

**H1. Preserve Union Park's pedestrian-scale neighborhoods, while promoting a range of housing types and affordability to meet the needs of people at different life stages with different housing needs.**

- H1.1 Support multi-unit mixed-use development in *mixed-use corridors* that can accommodate higher density levels, while minimizing impacts on adjacent lower density areas, and discourage multi-unit housing and retail uses that are incompatible with single-family residential areas.

- H1.2 Support efforts to develop a wide range of *housing affordability levels*, promoting more affordable housing along major transit routes including Snelling Bus Rapid Transit and the Green Line Light Rail line.
  - H1.5 Encourage owner occupation of single-family and multi-family homes.
- H2. Preserve and improve the character and maintenance of Union Park's neighborhoods for the next 10 years and beyond.**
- H2.2 Encourage rehabilitation of existing housing stock.
  - H2.2a New residential construction shall be consistent with the character of the surrounding homes, while minimizing impact on the neighborhood.
- HP1. Integrate historic significance into Union Park's housing, environmental, land use, and economic development decision-making processes, supporting preservation over demolition.**

Further, the Board resolves that the project conflicts with the goals of the temporary development moratorium for Marshall Avenue recently recommended by the Union Park District Council Board and adopted by City Council.

**Therefore, the Union Park District Council Board recommends denial of the site plan.**

Sincerely,



Julie Reiter, Executive Director  
Union Park District Council

cc: Tia Anderson, Department of Safety and Inspections  
Kady Dadlez, Department of Planning and Economic Development  
Russ Stark, Ward 4 City Councilmember

## Englund, Cherie (CI-StPaul)

---

**From:** Adam Schaab <adam@magushealingcenter.com>  
**Sent:** Tuesday, January 02, 2018 9:49 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Stop the Marshall & Moore Apartment Project

Thanks Cherie,

Adam Schaab  
1985 Marshall Ave.  
Upper Level  
St. Paul MN, 55104

On Tue, Jan 2, 2018 at 12:43 PM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Schaab,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**  
***Zoning Secretary***

Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

P: 651-266-6561

The Most Livable  
City in America

F: 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



Making Saint Paul the Most Livable City in America

**From:** Adam Schaab [<mailto:adam@magushealingcenter.com>]

**Sent:** Thursday, December 28, 2017 7:01 PM

**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); [dan.edgerton@stantec.com](mailto:dan.edgerton@stantec.com);

blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7

**Subject:** Stop the Marshall & Moore Apartment Project

Dear Chair Edgerton & Members of the Zoning Committee of the Planning Commission,

I am writing to express my extreme opposition to the Marshall & Moore Apartments project which is being planned across the street from the house I grew up in.

To build this monstrosity, several beautiful, historic houses in good repair would be demolished. The proposed apartment complex does fit the character of the historic neighborhood and would have an incredibly negative impact the standard of living for the remaining residents. Property values for the surrounding neighborhood would also drop, as no one wants to live next to a crowded, noisy, ugly apartment building.

We need to preserve the charm and character of the historic neighborhood, not tear it down to build instant student slums. This project is not good for the neighborhood and it is not good for the city.

PLEASE STOP IT.

Regards,

Adam Schaab

## **Langer, Samantha (CI-StPaul)**

---

**From:** Englund, Cherie (CI-StPaul)  
**Sent:** Thursday, December 28, 2017 7:47 PM  
**To:** Torstenson, Allan (CI-StPaul); Langer, Samantha (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Subject:** Fwd: 1973 and 1977 Marshall Avenue

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**From:** Linda Winsor <[lindajwinsor@gmail.com](mailto:lindajwinsor@gmail.com)>  
**Sent:** Thursday, December 28, 2017 7:40:58 PM  
**To:** Dan Edgerton; Bill Lindeke; [cedrick.baker@gmail.com](mailto:cedrick.baker@gmail.com); [adejoy@esndc.org](mailto:adejoy@esndc.org); Christopher Ochs; Elizabeth C Reveal  
**Cc:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul)  
**Subject:** 1973 and 1977 Marshall Avenue

Dear Mr. Edgerton and Members of the Zoning Committee:

I urge you to oppose the demolitions of 2 historic homes at 1973 and 1977 Marshall Ave for redevelopment for the following reasons.

Union Park's 10-Year Community Plan calls for preserving the traditional feel of the neighborhood, discouraging multi-unit housing that is incompatible with single-family houses, and integrating historic significance into housing decisions. The existing homes at 1973 and 1977 Marshall Ave contribute to the historic and unique character of Marshall Ave and the proposed apartment building would be destructive to that character.

The west elevation of the proposed building exceeds the maximum allowed height of 50 feet because it is elevated on a hill from the street.

Marshall Avenue is a medium-density residential corridor in the City's Comprehensive Plan. This allows a maximum density of 30 units per acre; the density of the proposed project is 49 units per acre.

The City Council approved a one-year development moratorium along Marshall Avenue where these 2 homes are located specifically to give a chance to evaluate the destruction of this sort of historic housing. At the last minute, the developer submitted his proposal to try to avoid being subject to the moratorium.

The University of St. Thomas has promised to supply enough student housing for its students and has failed to do so. As a result, developers see profitable opportunities to tear down historic homes and build new structures that are out of character and out of scale in the surrounding neighborhood. Perhaps it is time to draw the line on destruction of historic homes and send a message that UST should live up to its promises.

Sincerely,

Linda Winsor  
708 Goodrich Avenue  
St. Paul, MN 55105

## Englund, Cherie (CI-StPaul)

---

**From:** Johnson, Tony (CI-StPaul)  
**Sent:** Friday, December 29, 2017 11:13 AM  
**To:** Boylan, Patrick  
**Cc:** Dadlez, Kady (CI-StPaul)  
**Subject:** RE: St. Paul Comprehensive Plan

Thanks Patrick,

From the email I assume they are talking about the proposed development at 1973 – 1977 Marshall. Kady Dadlez is the assigned planner for that neighborhood/proposed project.

I've copied here on this email if you receive any more inquiries.

Have a great weekend,

Tony

---

**From:** Boylan, Patrick [<mailto:Patrick.Boylan@metc.state.mn.us>]  
**Sent:** Friday, December 29, 2017 10:43 AM  
**To:** Johnson, Tony (CI-StPaul)  
**Subject:** FW: St. Paul Comprehensive Plan

FYI:

---

**From:** Boylan, Patrick  
**Sent:** Friday, December 29, 2017 10:42 AM  
**To:** Robert Clarksen <[midwest.urban@gmail.com](mailto:midwest.urban@gmail.com)>  
**Cc:** Boylan, Patrick <[Patrick.Boylan@metc.state.mn.us](mailto:Patrick.Boylan@metc.state.mn.us)>  
**Subject:** RE: St. Paul Comprehensive Plan

Robert,

At this time, the Metropolitan Council does not have an application to amend the Comp Plan for the site you've referred to below.

I would encourage you to contact the appropriate City of St. Paul Planning staff to discuss.

The details and policy decisions at the local level are not what I review; once a comp plan application is made to the Council, we review for regional system impact and regional policy consistency only. Any zoning disputes are purely a local matter.

Patrick

**From:** Robert Clarksen [<mailto:midwest.urban@gmail.com>]  
**Sent:** Friday, December 29, 2017 1:46 AM  
**To:** Boylan, Patrick <[Patrick.Boylan@metc.state.mn.us](mailto:Patrick.Boylan@metc.state.mn.us)>  
**Subject:** St. Paul Comprehensive Plan

Hello Patrick,

I am a St. Paul resident and I saw on the Met Council's website that you're the Sector Representative for St. Paul. I received a copy of a staff report from the assigned Planner at the City of St. Paul regarding a new residential development project proposed in my area, and I am hoping you can shed some light on a question I have about it.

The first finding for the site plan review in the report is related to compliance with the St. Paul comprehensive plan. The report states that the subject property is guided for medium density, which is defined in the St. Paul comprehensive plan as 4-30 dwellings/acre. The lot in question is 15,169 square feet, or .348 acres and the applicant is proposing 16 dwelling units. I calculated the density to be 46 dwellings/acre ( $16 \text{ dwellings} / .348 \text{ acres} = 45.97$ ). The Planner's staff report notes that the project was able to take advantage of a zoning code density bonus (300 square feet of additional lot area for each enclosed parking stall, with 30 enclosed stalls), thus artificially inflating the lot area by 9,000 sq. ft.

I've read through the St. Paul comprehensive plan thoroughly and there is no mention of policies supporting higher density based solely upon the inclusion of enclosed parking. St. Paul's staff states the inflated lot area allows for the project to achieve consistency with the medium density designation of the comprehensive plan, at approximately 29 units per acre ( $16 \text{ du} / .558 \text{ acres}$ ). I'd contend this is inaccurate, and the true density is 46 dwellings/acre, exceeding the 30 du/acre maximum.

Do you believe that the City of St. Paul is correctly calculating the density for this project to show compliance with the comprehensive plan?

Thank you,  
Robert

---

Robert Clarksen, MPA  
Professional Land Use Planning and Development Services  
1980 Iglehart Avenue, Saint Paul, Minnesota 55104  
Phone: 612 / 481 - 2872 Email: [Midwest.Urban@gmail.com](mailto:Midwest.Urban@gmail.com)

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## **Langer, Samantha (CI-StPaul)**

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**From:** Englund, Cherie (CI-StPaul)  
**Sent:** Friday, December 29, 2017 12:29 PM  
**To:** Torstenson, Allan (CI-StPaul); Anderson, Tia (CI-StPaul); Langer, Samantha (CI-StPaul)  
**Subject:** Fwd: Proposed apartment development at 1973/1977 Marshall Avenue

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**From:** Winston Kaehler <[winkaehler@gmail.com](mailto:winkaehler@gmail.com)>  
**Sent:** Thursday, December 28, 2017 8:58:10 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Proposed apartment development at 1973/1977 Marshall Avenue

Please distribute the following to members of the Zoning Committee:

Neighborhood residents and the Union Park District Council have cited numerous reasons why the proposed demolition of existing houses at 1973 and 1977 Marshall Avenue to build a five-story apartment building is not a good idea. Of those reasons, three are particularly compelling:

- (1) The proposed building would be contrary to both the City Comprehensive Plan and the Union Park Community Plan for that location. In addition, it is contrary to the construction moratorium currently in effect for that area.
- (2) For years, St. Thomas University (formerly College) has accepted large donations and used its general funds for large-scale campus construction projects while essentially ignoring the needs of students for housing, forcing neighboring residents and nonresident rental housing property owners to bear the brunt of the responsibility to provide housing for students.
- (3) The proposed building is obviously configured for predominantly student occupancy, with an average of four bedrooms per apartment. Four students per apartment will have many more cars than a single family renting the same unit, further exacerbating the serious problems with parking and traffic circulation the neighborhood already has to deal with.

For these and other reasons, the proposed new apartment building is not in the best interests of the City, the neighborhood, and St. Thomas University itself. As such, it should not be built.

Winston Kaehler  
1712 Palace Avenue  
St. Paul, MN 55105  
651-699-4183

## Englund, Cherie (CI-StPaul)

---

**From:** Sev Pearman <sev.pearman@gmail.com>  
**Sent:** Wednesday, January 03, 2018 9:17 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Proposed Marshall Ave & Moore project

Hi, Ms. Englund.

Thank you for the clarification.

Please add my letter w/ all req'd info into the public record.

Thank you

--

Sev Pearman  
[sev.pearman@gmail.com](mailto:sev.pearman@gmail.com)  
612.819.7777

On Jan 3, 2018, at 8:20 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Pearman,

Thank you for your address. I understand your concern for privacy, however, in order for your letter to be added into public testimony and be counted will require your address to be included. All letters received will have the property address shown whether the writer is in favor or opposition. If you would like me to omit your letter due to this, please let me know by 1:00 p.m. on Thursday, January 4<sup>th</sup>.

If you have further questions, please feel free to call or email me.

Thank you,  
Cherie

<image001.jpg> **Cherie Englund**  
*Zoning Secretary*  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: 651-266-6561  
F: 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
<image002.png><image003.png><image004.png><image005.jpg>  
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**From:** Sev Pearman [<mailto:sev.pearman@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 4:48 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Proposed Marshall Ave & Moore project

Dear Ms. England,

I am happy to provide my address to you for reference, but do not want my address added to any public testimony

Sev Pearman  
1908 Carroll Avenue  
Saint Paul 55104

Again, to be clear, I do not want my address attached to any public sharing of my testimony.  
Thank you for your cooperation with this matter.

Regards,

Sev Pearman  
(612) 819-7777  
[sev.pearman@gmail.com](mailto:sev.pearman@gmail.com)

On Jan 2, 2018, at 12:46 PM, Englund, Cherie (CI-StPaul)  
<[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Pearman,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,  
Cherie

<image001.jpg> **Cherie Englund**

***Zoning Secretary***

Planning & Economic Development

25 West 4th Street, 1400 CHA

Saint Paul, MN 55102

P: 651-266-6561

F: 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)

<image002.png><image003.png><image004.png><image005.jpg>

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**From:** Sev Pearman [<mailto:sev.pearman@gmail.com>]

**Sent:** Friday, December 29, 2017 8:45 AM

**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul)

**Subject:** Re: Proposed Marshall Ave & Moore project

**Importance:** High

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission:

My name is Sev Pearman and I have lived in Merriam Park with my family since 1998.

I am writing to express my opposition to the Marshall & Moore Apartments project site plan review application in its current form.

I have serious concerns with the proposed apartment/student housing project in its current form, primarily building height and increased density in that area.

I am opposed to the proposed 5-story structure. The height of the building is incongruous to the neighborhood. All existing multi-story commercial structures are 3-story.

I do not know the number of bedrooms that would be added with a 5-story project, but whatever the number, it would be a gross 24/7 noise burden to the immediate neighbors, a constant traffic snarl for the neighbors to the north from those renters who would use the building garage access via the alley and a traffic burden to the neighborhood as a whole.

My understanding is that with student housing overlay, existing rental structures (both converted houses and apartment buildings) the Merriam Park neighborhood already has the highest population density in the city. This density figure does not take into account the number of residents in sober living houses, who, as I understand, are not classified as renters and do not add into the density equation.

A 3-story structure would still add rental units, be more congruent with the neighborhood and fit in with current commercial structures on the Marshall Ave corridor. Limiting the proposed structure to 3 stories would also reduce the number of bedrooms accordingly, lessening the noise and traffic burdens.

In conclusion, I am not anti-development. I do support smart development.

This proposed project in its current form is not a good fit for the Merriam Park neighborhood of today and in the future.

I urge you to consider limiting the number of stories to three and reducing the number of bedrooms accordingly.

I will see you and many of my neighbors at the Jan 4, 2018 meeting.

Thank you for your attention regarding this matter.

Respectfully.

Mr. Sev Pearman

(612) 819-7777

[sev.pearman@gmail.com](mailto:sev.pearman@gmail.com)

## Englund, Cherie (CI-StPaul)

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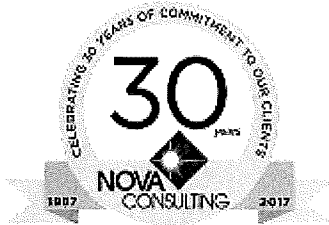
**From:** TerryKaiser <tkaiser@ecadengineering.com>  
**Sent:** Friday, December 29, 2017 11:20 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Opposition to Marshall/Moore Apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please do not approve construction of the above Subject student housing at 1973/1977 Marshall Ave. It will cause problems in the neighborhood with too many people in one place. In particular it will cause safety, parking, noise, and traffic problems in a quiet neighborhood with two elementary schools nearby.

Sincerely,  
Terry Kaiser, PE, PG, CGWP  
1976 Iglehart Ave  
St. Paul, MN 55104  
Phone: 651-647-9559  
Account Manager

Nova Consulting Group, Inc.



905 Jefferson Ave., Ste 210  
Saint Paul, MN 55102  
Phn: 651-643-0645 (office)  
Phn: 651-387-2260 (cell)  
Fax: 651-646-4431  
Eml: [terry.kaiser@novaconsulting.com](mailto:terry.kaiser@novaconsulting.com)  
Web: [www.novaconsulting.com](http://www.novaconsulting.com)

Sent from Mail for Windows 10

## Langer, Samantha (CI-StPaul)

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**From:** Englund, Cherie (CI-StPaul)  
**Sent:** Friday, December 29, 2017 12:33 PM  
**To:** Anderson, Tia (CI-StPaul); Torstenson, Allan (CI-StPaul); Langer, Samantha (CI-StPaul)  
**Subject:** Fwd: NE corner of Marshall and Moore

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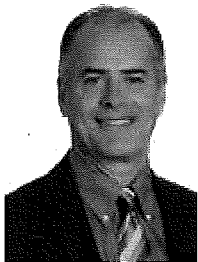
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**From:** Tim Barrett <[TBarrett@bellbanks.com](mailto:TBarrett@bellbanks.com)>  
**Sent:** Friday, December 29, 2017 12:06:10 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); [dan.edgerton@stantec.com](mailto:dan.edgerton@stantec.com); [blindeke@gmail.com](mailto:blindeke@gmail.com); [cedrick.baker@gmail.com](mailto:cedrick.baker@gmail.com); [adejoy@esndc.org](mailto:adejoy@esndc.org); [christopher.james.ochs@gmail.com](mailto:christopher.james.ochs@gmail.com); [ecr@trios-llc.com](mailto:ecr@trios-llc.com); Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** NE corner of Marshall and Moore

Cherie,

As a longtime nearby resident at 1895 Dayton Ave I request that careful consideration be given to the number of units allowed in the proposed new apartment building at the NE corner of Marshall and Moor. Even with some off-street parking there will be undue stress on nearby on-street parking if there are 60 or more residents in the proposed unit covering only 2 city lots.

Thanks for your time and consideration,



**Tim Barrett**  
Sr Loan Officer  
NMLS 282754  
**Bell Bank Mortgage**  
3800 American Blvd. | Suite 1450 | Bloomington, MN 55431  
Phone 952.905.5573 | Fax 1.855.789.5921  
[tbarrett@bellbanks.com](mailto:tbarrett@bellbanks.com)  
[My Website | bellbanks.com](http://MyWebsite|bellbanks.com)  
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American Banker – Best Banks To Work For 2017  
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Minnesota Business Magazine – Community Impact Awards 2017

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## Englund, Cherie (CI-StPaul)

---

**From:** A Chase Turner <chase@stumpy.com>  
**Sent:** Tuesday, January 02, 2018 12:53 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Proposed Marshall Ave & Moore project : voice of concern urging the city to not approve the project

1902 Carroll Ave,  
St. Paul MN 55104

NOTE: I updated my submission to correct the following typo:

ERROR : "meet State of Minnesota objectives to carbon emissions"

CORRECTION : "meet State of Minnesota objectives to reduce carbon emissions"

=====

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission:

My name is Chase Turner and I have lived in Merriam Park with my family since 2002.

I am writing to express my opposition to the Marshall & Moore Apartments project site plan review application in its current form.

This is a once in a 100 year opportunity to consolidate single family home lots into a multi-dwelling property. But this project at that location does not make sense because the building and its intended purpose is out of step with the neighborhood:

- \* The building will stand three full stories above other structures in that area, effectively and permanently altering the look and feel of the neighborhood;
- \* The intended purpose of the structure is to house undergraduate students, injecting a high-density cluster of unrelated teens and young adults — whose social activities will bring in others students parties and the like — are not congruent to current social dynamics in the neighborhood;
- \* The City of St. Paul has no current study of the present neighborhood dynamics — to ensure that approving this project will not result in negative consequences to the neighborhood. Indeed, the City of St. Paul has no metric for identifying a decision failure years from now if this project goes through, whereas the one and only metric is the “success” of a higher tax base associated with this property;



- \* Seeding a large capital project of this size may lead to a direct \_decline\_ of single-family real estate values for homes adjacent, thereby accelerating single family exodus and setting the stage for even more piecemeal consolidations of properties into additional multi-dwelling neighborhoods; and
- \* This building's plan of record is designed for dense undergraduate student occupancy. What if enrollments at St. Thomas significantly declines in the next 15 years such that off-campus student rentals becomes less profitable to investors? Will this large structure appeal to young families to rent or purchase? Or will the structure's design appeal only to unrelated individuals sharing apartment space?

Additionally, in the event the City of St. Paul approves the project, is the City of St. Paul prepared to engage with the neighborhood to:

- \* identify and publish specific metrics for failure and success — with measurements collected for the next four decades — for future building projects consolidating single-family lots into aggregate commercial lots such that those metrics guide approval or rejection of future projects such as this?
- \* deliver specific value-add to adjacent homeowners who will be forced to live a lifetime experiment of uncertainty with respect to this development inserted into their neighborhood? For example will the City of St. Paul take the opportunity to pilot a project to meet State of Minnesota objectives to reduce carbon emissions by investing in a pilot project to develop and manage a closed-loop geothermal heat exchange plant below the proposed building such that the building and \_all\_ houses on the same block will utilize geothermal heating systems exchanging with the buried field rather than natural gas or electrical based HVAC systems?

Summary : I am glad this once in 100 year project has come to the attention of neighbors — because there are so many unresolved, long-term issues that makes this once in 100 year opportunity project too risky to approve. The positive outcome is the recognition that \_now\_ is the time to think through constraints, requirements and objectives for projects such as this such that investors who get these rare once-in-one-hundred year opportunities -- to consolidate multiple single family lots — enter the investment with the awareness that they may not leave behind a short-term investment gain at the expense of a thriving neighborhood dynamic. There has to be a better return to the neighborhood's bottom-line for something as rare as consolidating single family lots that happens only once every 100 years.

Respectfully.

Mr. A. Chase Turner  
1902 Carroll Ave, St. Paul MN 55104  
(651) 659-1234  
[chase@stumpy.com](mailto:chase@stumpy.com)

=====

On Jan 2, 2018, at 12:49, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Turner,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,  
Cherie

<image001.jpg> **Cherie Englund**  
*Zoning Secretary*  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: 651-266-6561  
F: 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
<image002.png><image003.png><image004.png><image005.jpg>  
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**From:** A Chase Turner [<mailto:chase@stumpy.com>]  
**Sent:** Friday, December 29, 2017 12:33 PM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul)  
**Cc:** Chase Turner; [fmelo@pioneerpress.com](mailto:fmelo@pioneerpress.com)  
**Subject:** Proposed Marshall Ave & Moore project : voice of concern urging the city to not approve the project  
**Importance:** High

<https://www.twincities.com/2017/10/18/neighbors-rally-to-support-real-estate-moratorium-on-marshall-avenue/>

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission:

My name is Chase Turner and I have lived in Merriam Park with my family since 2002.

I am writing to express my opposition to the Marshall & Moore Apartments project site plan review application in its current form.

This is a once in a 100 year opportunity to consolidate single family home lots into a multi-dwelling property. But this project at that location does not make sense because the building and its intended purpose is out of step with the neighborhood:

- \* The building will stand three full stories above other structures in that area, effectively and permanently altering the look and feel of the neighborhood;
- \* The intended purpose of the structure is to house undergraduate students, injecting a high-density cluster of unrelated teens and young adults — whose social activities will bring in others students parties and the like — are not congruent to current social dynamics in the neighborhood;
- \* The City of St. Paul has no current study of the present neighborhood dynamics — to ensure that approving this project will not result in negative consequences to the neighborhood. Indeed, the City of St. Paul has no metric for identifying a decision failure years from now if this project goes through, whereas the one and only metric is the “success” of a higher tax base associated with this property;
- \* Seeding a large capital project of this size may lead to a direct decline of single-family real estate values for homes adjacent, thereby accelerating single family exodus and setting the stage for even more piecemeal consolidations of properties into additional multi-dwelling neighborhoods; and
- \* This building’s plan of record is designed for dense undergraduate student occupancy. What if enrollments at St. Thomas significantly declines in the next 15 years such that off-campus student rentals becomes less profitable to investors? Will this large structure appeal to young families to rent or purchase? Or will the structure’s design appeal only to unrelated individuals sharing apartment space?

Additionally, in the event the City of St. Paul approves the project, is the City of St. Paul prepared to engage with the neighborhood to:

- \* identify and publish specific metrics for failure and success — with measurements collected for the next four decades — for future building projects consolidating single-family lots into aggregate commercial lots such that those metrics guide approval or rejection of future projects such as this?
- \* deliver specific value-add to adjacent homeowners who will be forced to live a lifetime experiment of uncertainty with respect to this development inserted into their neighborhood? For example will the City of St. Paul take the opportunity to pilot a project to meet State of Minnesota objectives to carbon emissions by investing in a pilot project to develop and manage a closed-loop geothermal heat exchange plant below the proposed building such that the building and \_all\_ houses on the same block will utilize geothermal heating systems exchanging with the buried field rather than natural gas or electrical based HVAC systems?

Summary : I am glad this once in 100 year project has come to the attention of neighbors — because there are so many unresolved, long-term issues that makes this once in 100 year opportunity project too risky to approve. The positive outcome is the recognition that \_now\_ is the time to think through constraints, requirements and objectives for projects such as this such that investors who get these rare once-in-one-hundred year opportunities -- to consolidate multiple single family lots — enter the investment with the awareness that they may not leave behind a short-term investment gain at the expense of a thriving neighborhood dynamic. There has to be a better return to the neighborhood's bottom-line for something as rare as consolidating single family lots that happens only once every 100 years.

Respectfully.

Mr. A. Chase Turner  
(651) 659-1234  
[chase@stumpy.com](mailto:chase@stumpy.com)

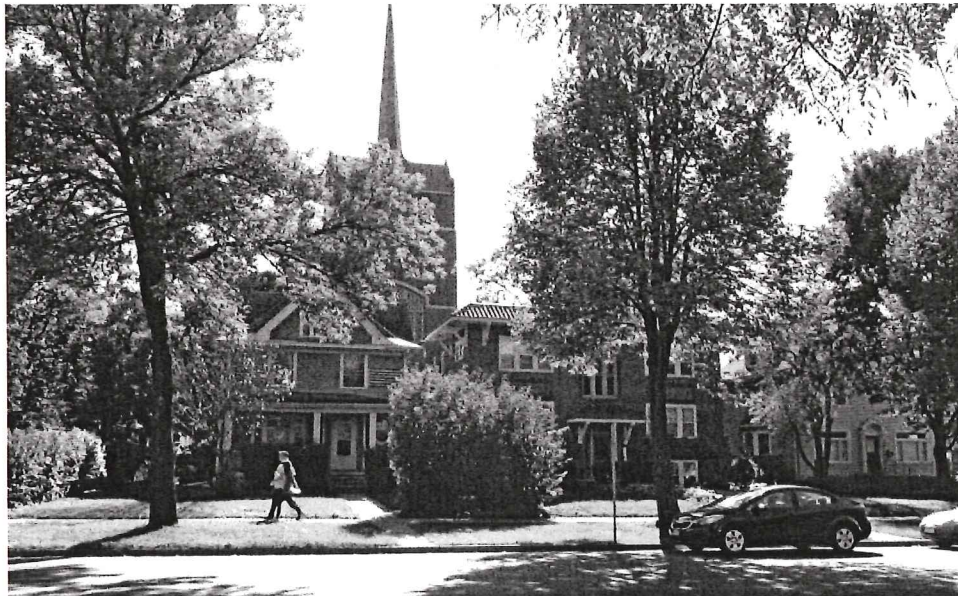
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NEWS

# Neighbors rally to support development moratorium on St. Paul's Marshall Avenue

By **FREDERICK MELO** | [fmelo@pioneerpress.com](mailto:fmelo@pioneerpress.com) | Pioneer Press

PUBLISHED: October 18, 2017 at 8:43 pm | UPDATED: October 20, 2017 at 5:27 pm



Members of the Union Park District Council have asked for a 12-month moratorium on new real estate development along a six-block stretch of Marshall Avenue from Wilder to Wheeler Street. It's unclear how a moratorium would impact a tentative proposal to replace this 2 and 1/2 story student housing at 1984 Marshall Ave., left, with a 5-story, 10 unit student apartment building. Owner Raza Hasan presented plans to the Union Park District council in June 2017. (Ginger Pinson / Pioneer Press)

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Richard Smyth bought a house along Marshall Avenue in April, knowing full well that a sobriety home next door supported recovering alcoholics, and students at the University of St. Thomas were a common presence nearby.

"We love our neighborhood for that very reason," said Smyth, noting the historic homes along Marshall date to the early 1900s, if not earlier. "I live right next to a sobriety house and that's a great use of that building. We get along super well. We see students partying and we cheer them on."

But Smyth was among a sizable line of neighbors who approached the St. Paul City Council on Wednesday with a heady request. He and other residents have asked the council to block any new real estate development between Wilder and Wheeler streets, a six-block stretch lined by two-story single-family homes, for a solid year while the city studies possible new zoning restrictions.

The council, which passed a temporary or "bridge" resolution on Wednesday to freeze any development immediately, appeared open to the idea. The council will host a final vote on the development moratorium on Oct. 25.

"In this particular area, I was really compelled by the neighbors who came to me (regarding) historic structures," said City Council President Russ Stark, during Wednesday's hearing. "It really made sense to me to look at a short-term pause."

Tom Basgen, a St. Paul renter who has become an advocate for more housing construction in the tight rental market, asked the council to oppose the moratorium. "What is the purpose other than trying to slow down development ... in a market where we need more housing?" he said. "Housing delayed is housing denied."

Stark said the moratorium is not designed to block any particular construction plans, though the neighborhood is aware of at least a tentative project. Raza Hasan, the owner of a two-story, single-family home that had been converted into student housing, approached the Union Park District Council with the possibility of replacing it with a five-story, 10-unit apartment building.

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The plans for the 1910 home at 1984 Marshall Ave. include a parking lift in the back, and Hasan has since said he's looking into making three electric car-shares and bicycle-shares available to his tenants.

Under the existing zoning on the block, a five-story building would be allowable if Hasan receives the proper zoning variance for lot size.

Hasan made several impassioned comments to the city council on Wednesday saying he felt neighbors were unduly discriminating against university students because of the occasional high-energy party.

Smyth said he likes those parties. But he also likes keeping historic homes intact.

"Part of what we like about the neighborhood is the rambunctiousness of it," Smyth said. "We just want people to pay special attention when these developments are popping up. Who are the people who determine the identity of the neighborhood? Well, the people who live there."

Other residents who spoke in favor of the moratorium Wednesday included Father Umberto Palomino of the Church of St. Mark, which operates one of two elementary schools in the area, and attorney Dean Nelson, who has advocated for the creation of an official historic district.

"I feel we need to keep a balance so we keep our community welcoming for all," said Mary Anderson, who has lived on Marshall Avenue since 1969.

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Tags: St. Paul

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Frederick

## Frederick Melo

Frederick Melo was once sued by a reader for \$2 million but kept on writing. He came to the Pioneer Press in 2005 and brings a testy East Coast attitude to St. Paul beat reporting. He spent nearly six years covering crime in the Dakota County courts before switching focus to the St. Paul mayor's office, city council, and all things neighborhood-related, from the city's churches to its parks

pg. 8 of 9

and light rail. A resident of Hamline-Midway, he is married to a Frogtown woman. He Tweets with manic intensity at @FrederickMelo.

Follow Frederick Melo @FrederickMelo



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**VIEW COMMENTS**

Pg. 9 of 9



**From:** Ronald G. Lietz [<mailto:ron.americaneagle@gmail.com>]  
**Sent:** Saturday, December 30, 2017 2:00 AM  
**To:** Johnson, Tony (CI-StPaul)  
**Subject:** Proposed Marshall and Moore Apartment Project

## Ronald G. Lietz

1976 Iglehart Avenue  
Saint Paul, Minnesota 55104-5277  
[Ron.Americaneagle@gmail.com](mailto:Ron.Americaneagle@gmail.com)

December 30, 2017

Dear Sir or Madam:

I wish to announce my opposition to the planned expansion of the proposed the Marshall & Moore Apartments project to be reviewed at your Thursday, January 4, 2018, meeting.

Where do you plan to let the people who already live in the neighbor park their cars, or for that matter for the proposed units (and I believe there are 44 units being proposed with only 25 spaces) park their cars?

To begin parking is now extremely tight on Iglehart Avenue and Moore; this does not include the Four Season School where at 800 AM and 3PM buses (all 14 of them) have to park on Moore in front of the school down to Marshall on Moore. Parking is already restricted in front of the school for the buses during these times.

If you factor in the number of cars parked for the small Twainian Church on Sunday and Wednesday night, parking is and will be impossible.

Again the 25 slots for the proposed building will simply not cut it.

Please feel contact me at your convenience.

Sincerely,

Ron Lietz

**From:** Ronald G. Lietz [<mailto:ron.americaneagle@gmail.com>]  
**Sent:** Sunday, December 31, 2017 10:12 AM  
**To:** Johnson, Tony (CI-StPaul)  
**Subject:** Proposed Marshall and Moore Project

## Ronald G. Lietz

1976 Iglehart Avenue  
Saint Paul, Minnesota 55104-5277  
[Ron.Americaneagle@gmail.com](mailto:Ron.Americaneagle@gmail.com)

December 31, 2017

Tony Johnson:

I wish to announce my opposition to the planned expansion of the proposed the Marshall & Moore Apartments project to be reviewed at your Thursday, January 4, 2018, meeting.

My question s very simple.

Where do you plan to let the people who already live in the neighbor park their cars, or for that matter, where do you plan to let the people for the proposed units (and I believe there are 44 units being proposed with only 25 spaces) park their cars?

To begin parking is now extremely tight on Iglehart Avenue and Moore; this does not include the Four Season School where at 800 AM and 3PM buses (all 14 of them) have to park on Moore in front of the school down to Marshall on Moore. Parking is already restricted in front of the school for the buses.

If you factor in the number of cars parked for the small Twainian Church on Sunday and Wednesday night, parking is and will be impossible.

Please feel contact me at your convenience.

Sincerely,

Ron Lietz

## Englund, Cherie (CI-StPaul)

---

**From:** Stefan Plambeck <stefplam@gmail.com>  
**Sent:** Saturday, December 30, 2017 10:07 AM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** MARSHALL & MOORE APARTMENTS SITE PLAN REVIEW APPLICATION  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello-

Please do not let this application move forward as it will negatively impact our historic neighborhood and set a precedence for others to forever change the nature of this valued area. I have lived at 2006 Marshall Avenue since 1995 and raised a family here.

Please think hard about letting this project move forward and stop it from happening.

Thank you.

Stefan Plambeck

## Englund, Cherie (CI-StPaul)

---

**From:** Dan Kolar <dan@crdnofmn.com>  
**Sent:** Tuesday, January 02, 2018 1:17 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall and Moore apts  
**Attachments:** image005.jpg

1954 iglehart

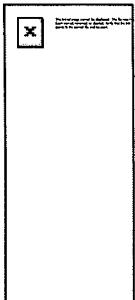
On Tue, Jan 2, 2018 at 12:52 PM Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Kolar,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

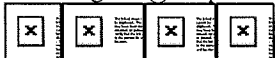
Cherie



**Cherie Englund**  
***Zoning Secretary***  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

**P:** 651-266-6561  
**F:** 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



Making Saint Paul the Most Livable City in America

**From:** Dan Kolar [<mailto:dan@crdnofmn.com>]  
**Sent:** Saturday, December 30, 2017 10:44 AM  
**To:** Christopher Ochs; [adejoy@esndc.org](mailto:adejoy@esndc.org); [blindeke@gmail.com](mailto:blindeke@gmail.com); [cedrick.baker@gmail.com](mailto:cedrick.baker@gmail.com); Englund, Cherie (CI-StPaul); [dan.edgerton@statec.com](mailto:dan.edgerton@statec.com); [ecr@trios-llc.com](mailto:ecr@trios-llc.com); Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4

**Subject:** Marshall and Moore apts

Zoning committee,

First off; thank you for your service, it's a thankless job. My family and I live in the corner of iglehart and prior. My kids go to st. Marks and groveland. The concerns I have about the project are as follows:

1. Height: other buildings in the area are at most 3 stories. It makes sense to match the height.
2. Parking: the building should offer as many off street parking spaces as bedrooms.

I'm sure you've heard theses concerns before.

Lastly.....I don't think it's too much to ask that the landlord also plows the alley and removes snow from the the entire block, including iglehart and prior. This would be appreciated by the neighbors....especially the 80yr old lady who lives next to the site. Thanks!

--

Dan Kolar

CRDN of Minnesota

Owner

[dan@crdnofmn.com](mailto:dan@crdnofmn.com)

Office: 952-844-9810 | Cell: 651-366-7756

--

Dan Kolar

CRDN of Minnesota

Owner

[dan@crdnofmn.com](mailto:dan@crdnofmn.com)

Office: 952-844-9810 | Cell: 651-366-7756



## Englund, Cherie (CI-StPaul)

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**From:** Bruce Bakke PhD, LP <bakke001@umn.edu>  
**Sent:** Saturday, December 30, 2017 12:40 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Marshall and Moore Apartments Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Marshall and Moore Apartments Plan  
Hello,

We write to share our dismay at the plan to replace historic homes at Marshall and Moore with dormitory-style housing. Living 30 years on Iglehart just a block from this planned development and raising our children here, we have come to cherish Merriam Park. The cycle of older generations moving on and young families moving in provides a stability that makes this neighborhood a great place to live.

Removing lovely and historic homes to bring high-density concentrations of students will drive out families and destroy Merriam Park. Please join us in opposing this plan. Instead, let's work together to preserve these homes and the character of our neighborhood.

Sincerely,

Bruce and Jean Bakke

2012 Iglehart Ave.

## Englund, Cherie (CI-StPaul)

---

**From:** Douglas Allchin <allch001@umn.edu>  
**Sent:** Sunday, December 31, 2017 1:41 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** dan.edgerton@santec.com; Blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; allch001@umn.edu; Libbie Henderson  
**Subject:** Marshall & Moore  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Englund & Members of the Planning Commission,

I received news about a planned new 5-story apartment building at Marshall & Moore (public hearing January 4, 2018).

I live 2 blocks north, in a 2-story single-family, owner-occupied home.

I am appalled at the scale of this proposed project. Does RM2 zoning actually allow for anything so high and so massive? I know of no building btwn Cleveland & Fairview, Summit & 94 that is above 2 stories (or 2.5 stories with sloped roof). Are there any structures in that same area that come even close to housing that many people in magnitude or density? There is nothing along Marshall Avenue--from Cretin to Snelling--with such a massive street presence (measured as angle view to top of building). This is a very broad area as context.

In my view, this proposal was woefully ill-conceived and should be dismissed outright, without negotiation, as outside the bounds of reasonable consideration.

I do not think that one property owner should be able to redefine the entire character of a neighborhood (again, the scope of the implications of precedent across that broad area is massive). If the developers are serious, they should be asked to submit a reasonable proposal, and not waste the Planning Commission's time negotiating every little detail from something so far off the mark. Following protocols in many courts, this proposal does not even deserve a proper hearing.

In more particular terms (and I hope to attend the Jan.4 meeting), I find the following objectionable:

(1) Too high. Buildings in this mixed residential/business neighborhood are all LESS than 3 full stories. This is about scale of neighborhood. We are not downtown. We are not Snelling Avenue. This is unprecedented even for RM2-zoned properties in this area.

(2) Too high. The massive frontage imposes too strongly on the streetscape, blocking in both Marshall Avenue (major street) and Moore Avenue (basically tree-lined residential). Standards for angle-of-view from the street edge to top edge of building should apply. Limits on unbroken skyline width should also apply.

(3) Too massive. While there are businesses in the neighborhood, no large commercial structures exist from Moore Avenue to North Fry.

Even the Merriam Park Library and churches have no such presence.

There should be substantial open space and green space surrounding the building or breaking its massive profile. For comparison, even the footprints of other RM2-zoned apartment buildings in this area do not take such a large percentage of lot size. Footprint should not exceed 50% of lot size.

(4) Planned parking is clearly inadequate (30 garage spaces for 61 residents). Even if the street frontage of the building is included as "devoted" space, the available space -- for residents, not temporary customers or guests -- is nearly DOUBLE the projected occupancy. This unfairly takes parking-opportunity from neighbors.

There is no quid pro quo for "stealing" the parking spaces next door and beyond. This building is within steps of Izzy's Ice Cream Shop and Kopplin's coffeeshop, which already draw substantial visitor parking beyond what is available in their block. This is one of the strongest indications, as I see it, that this project is poorly researched and not even serious in respecting the neighborhood it hopes to profit from.

(5) As I understand, this building is targeted for rentals to students at the University of St. Thomas. This location is really too far from the campus to be expected to feel the effects of campus overcrowding. If this building is "needed" for that purpose (accommodating student residency), then it indicates that the Planning Commission has failed in the recent past to adequately address the problems of the University's growth. This proposed building is not an appropriate solution to the University's own problem. It is an imposition on neighbors in a non-university neighborhood. There should be no university sprawl north of Marshall Avenue. The size of apartments should be limited to 1 and 2 bedrooms to accommodate fully employed residents, not students.

There has been a 2012 ordinance passed to protect this neighborhood from excessive residential influx from University students. That is an acknowledgment of the need to preserve this as a stable multi-use residential neighborhood, not an extension of campus.

(6) Housing for underage university students directly across the street from a liquor store (Marshall Avenue Liquor on the NW corner of the same intersection)? Good for rentals, I suppose, but it imposes a cost of unruly behavior, noise, and risk on the neighborhood. To discourage irresponsible partying, again the size of apartments should be limited to 1 and 2 bedrooms. We have documented experience of the importance of small apartment size in a modest duplex one block north of this proposed site.

(7) Appearance. The exterior design is not in keeping with the residential character of the neighborhood, even on Marshall Avenue.

This is not Lake Street and River Boulevard in Minneapolis. This is not Dinkytown or Stadium Village.

This project is utterly appalling in concept from start to finish.

This developer has not done his homework. Please dismiss this proposal in lieu of a more appropriately scaled project, sensitive to the character of the immediate and broader neighborhood.

Your truly,

--Douglas Allchin  
2005 Carroll Ave.  
St. Paul MN 55014







## Englund, Cherie (CI-StPaul)

---

**From:** Heidi Holtti <heidiholtti@yahoo.com>  
**Sent:** Sunday, December 31, 2017 3:22 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.egderton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Concerns About Marshall and Moore Apartment Proposal  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Cherie,

My name is Heidi, and I am the homeowner and resident at 1999 Iglehart Avenue, located 1/2 block from the proposed Marshall and Moore apartments. I am a 2004 graduate of the University of St. Thomas, and have worked in downtown St. Paul since graduating.

My purpose in writing to you is to express my concerns with and opposition to the proposed apartment building on the NE corner of Marshall and Moore.

I have three main concerns:

1. The proposed apartments will make the already challenging street parking shortage worse. During the 10 years I have lived in my house, parking had become more and more scarce as more and more renters have moved into the area. There is rarely parking available today in front of my own house, which is annoying for myself, but devastating to some of my visitors, such as my senior citizen parents. Also, several of my neighbors on Iglehart are senior citizens who are already finding it difficult to get parking and they are already frustrated.
2. The proposed apartments violate the spirit of the 150-feet-between-student-rentals ordinance. That's because the apartments are being designed and marketed with students in mind. I am a graduate of the University of St. Thomas and am not opposed to some students living in the neighborhood. However, there needs to be a balance of homeowners, renters, and students, and the apartments will eliminate that balance.
3. The proposed apartments, if erected, will drive away responsible, conscientious homeowners and generally deteriorate the neighborhood in other ways, such as noise, litter, and congestion. One of my neighbors, upon hearing about the proposed apartments, has already started looking around to move to a different neighborhood.

The proposed apartments will result in a deterioration of quality of life for neighborhood residents.

I ask that the zoning committee consider these concerns in their decision and either stop the proposed apartments or at least scale back the project to lessen the blow to the neighborhood.

Please share these concerns and request with the zoning committee.

Thank you.

Sincerely,

Heidi Holtti  
Homeowner at 1999 Iglehart Avenue  
Saint Paul

Sent from my iPhone



## Englund, Cherie (CI-StPaul)

---

**From:** Libbie Henderson <libbieh2005@gmail.com>  
**Sent:** Tuesday, January 02, 2018 1:05 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall and Moore apartment project

2005 Carroll Avenue

Sent from my iPhone

On Jan 2, 2018, at 12:53 PM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Ms. Henderson,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,  
Cherie

<image001.jpg> **Cherie Englund**  
*Zoning Secretary*  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: 651-266-6561  
F: 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
<image002.png><image003.png><image004.png><image005.jpg>  
Making Saint Paul the Most Livable City in America

**From:** Libbie Henderson [<mailto:libbieh2005@gmail.com>]  
**Sent:** Monday, January 01, 2018 12:14 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** [dan.edgerton@santec.com](mailto:dan.edgerton@santec.com); [Blindeke@gmail.com](mailto:Blindeke@gmail.com); [cedrick.baker@gmail.com](mailto:cedrick.baker@gmail.com); [adejoy@esndc.org](mailto:adejoy@esndc.org); [christopher.james.ochs@gmail.com](mailto:christopher.james.ochs@gmail.com); [ecr@trios-llc.com](mailto:ecr@trios-llc.com); Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Marshall and Moore apartment project

I am the co-owner of a house roughly 2 blocks from the proposed five-story apartment project at the NE corner of Moore and Marshall in St. Paul.

I view the proposed project as the beginning of the END of this neighborhood as a safe, family-oriented neighborhood. How could you possibly support a project that is directly opposed to an ordinance that you recently passed for the same neighborhood that limited the ability of single-family homeowners to convert houses into rental units. I cannot imagine anything more contradictory, two-faced and unethical on your part. Further you are allowing this proposal to sneak in ahead of a deadline for a moratorium. The need for a moratorium should be taken into account in review of this project.

The neighborhood is already plagued by drunken St. Thomas students making trash, noise and driving at unsafe speeds and generally glorifying a drunken party-oriented life-style. This proposal will exacerbate that situation and do nothing towards controlling it. Four instance look at the rental house on the northwest corner of Iglehart and Moore. It is full of students and contributes nothing but trash and traffic. It does not add anything to the neighborhood, rather it subtracts.

I am appalled that the city of Saint Paul continues to essentially accommodate is the College of Saint Thomas by changing zoning, ignoring objections and just not listening. This has been routinely happening south of Marshall Avenue. Is it now I'm going to go north of Marshall Avenue? When/where will it stop? Those of us currently residing in the neighborhood and owning property and depending on that property? This is the question that is on your agenda.

I know that the proposed project's owner says that it will not be students only in the building, however how can that be an honest statement when the units are three and four bedrooms each and pricing will be based on the value of each bedroom. This makes it nothing more than a glorified dormitory. (Can you put a requirement in any action that the owner prove that this place is not full of students by limiting the number of students and requiring proof?)

I do mean all of this personally as your responsibility just as it is going to personally affect me directly.

I apologize for coming late to comment on the project however I am experiencing some disability issues that have kept me somewhat isolated recently.

I am deeply concerned and have great pity for the housing that will share the alley with this proposed monstrosity. Those were great starter houses and now will be completely undesirable. You will have ruined those homeowners lives by taking away equity and changing their lifestyle completely by requiring them to move (likely out of St. Paul).

I hope that you will find a way to make this NOT the beginning of the END for the neighborhood.

Elizabeth Henderson

## Englund, Cherie (CI-StPaul)

---

**From:** Komar, Joseph A. <JAKOMAR@stthomas.edu>  
**Sent:** Monday, January 01, 2018 1:43 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** smantha.henningson@ci.stpaul.mn.us; #CI-StPaul\_Ward4; dan.edgerton@stantec.com; adejoy@esndc.org; ecr@trios-lic.com  
**Subject:** Proposed Apartment Building at Marshall and Moore  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing in opposition to the proposed apartment building on the NE corner of Marshall and Moore in St. Paul. I have the following points to make:

1. It appears that it will have at least 48 bedrooms (16 units each with at least 3 bedrooms) and the intent is to rent to up to 61 St. Thomas students. Since there are only 30 off-street parking spaces proposed that will leave quite a few cars that will need to be parked on the street. Since there are two schools nearby and two churches this will present a major problem for those wishing to access those facilities, not to mention the problem it will cause the permanent residents of the area.
2. As background to this second comment I let you know that I spent over 40 years at St. Thomas as a student, administrator and faculty member. I am extremely familiar with the student population there. I am proud to say that the vast majority of students are well behaved, conscientious, and fairly well matured. However, there is a small percentage of students who don't fit that mold. I can envision a student population of well over a hundred living in the proposed building - with an estimated 61 students you can believe that some units will house 2 or 3 per bedroom to save money. Housing that many students unsupervised will allow the small percentage of immature students to do harm within the neighborhood - just ask those that run the dormitories at St. Thomas what you can expect.

I live 1 and 1/2 blocks from the proposed building and strongly encourage you to not approve the proposal and leave the neighborhood the way it is.

Thanks for your consideration.

Joe Komar  
2002 Iglehart  
St. Paul, MN 55104

## Englund, Cherie (CI-StPaul)

---

**From:** Sally Brewer <s-brew@comcast.net>  
**Sent:** Monday, January 01, 2018 2:03 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** Marshall and Moore 5-story apartment  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Englund, this email is intended for the Zoning Committee members who will be meeting to consider approving the Marshall/Moore 5-story apartment project on Jan. 4:

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission:

I am writing to express my concern about the number of negative repercussions that are being ignored but will surely affect the surrounding neighborhood if the 5-story student housing at Moore and Marshall is built as it is now proposed. Let me state, **I am not against increasing the housing in my neighborhood, just the magnitude** of this out-of-proposition project and the negative impacts that it will throw on everyone and everything in a 3 block radius of the building.

I know this is a long letter but I feel the following are valid concerns, and should be considered.

### **Firstly, consider parking concerns:**

I know there is to be 30 off-street parking spaces which theoretically should only put 30 renters onto the streets. However, the developer intends to charge extra for those spaces, so students will be motivated to find free parking on the adjacent streets. Having coexisted with students for many years who have resided in this area, I know the number of student cars, particularly on weekends, doubles around their residences. The number of cars being added to the nearby streets from this project will create bumper-to-bumper parking. Parking for the Four Seasons A+ elementary school volunteers and parents will become nonexistent. The school buses for the school will be unable to queue up correctly to ensure students board the correct bus. Parking for the Evangelical Formosan Church will be wiped out on weekends. Parking permits will be of little help. It will be as the same as the western end of Grand Ave where parking permits go unused because there are no places to use them.

The safety of all concerned--school children, other pedestrians, bicyclists, school bus drivers, as well as other drivers will be compromised when tighter parking necessitates a parking car to maneuver back and forth to fit in in the tighter spaces. Drivers traveling through the neighborhood will become more focused on attempting to move around these cars and spend less time watching for foot traffic. On Marshall this will be an accident waiting to happen with parking lanes adjacent to bike lanes. Bicyclists will need to veer around the maneuvering car, putting them directly into the traffic lane.

### **Secondly, please consider damage to existing houses and buildings:**

There has not been an independent, unbiased, study by experts who are familiar with what the pounding and vibrations of the huge machinery will do to the surrounding houses on Iglehart and Marshall (all between 130 and 113 years of age). For example, my house was built in 1888 and I endured several cracks back in the mid-



90's when they were just resurfacing Iglehart Avenue, so I'm pretty sure there will be issues with the heavy and ongoing vibrations of massive construction equipment. Will the developer be required to set aside a fund to repair damages to affected houses?...Or will each residence have to take the developer to court to be reimbursed---only to be beaten down in court by someone with much more money and more lawyers?

Has a ground study even been done so that the excavators know what they will be digging into? This was never a large, flat prairie land. It is land that was stepped-down incrementally when the houses were originally built to accommodate the slope of the land. This project will be excavating deeper than the early builders. Are there hidden limestone shelves and boulders covered up that cross property lines deep down? Will this project be able to legally undercut the ground under the house next door to remove such impediments if they run into them?

**Finally, I don't see this project embracing the spirit of the zoning** that was created for Marshall Ave. Wasn't the zoning for multiple-family meant to create more livable space for people who want to call this area home because of its livability by complimenting the existing neighborhood? There is no other building in this area that will intrude so massively on nearby existing houses. Even Vintage on Selby, the only other building of this height, is spaced a distance from the residential houses still in that area. It thoughtfully does not cast perpetual shadows on its smaller neighbors.

How does building an over-sized, un-supervised college dorm create new accessible housing? Please consider capping the scale of this building at a level that will fit into and not overwhelm the existing homes and the people who already live here. A smaller scale project would mean less heavy, mammoth construction equipment. And that will make nearby houses far less endangered. Scaling back the magnitude of this project to 1 & 2 bedroom apartment available for EVERYONE, not just college students, would invite new neighbors, not create anger and opposition.

Please consider a compromise!

Respectfully,  
Sally Lawrence  
1990 Iglehart Ave

## Englund, Cherie (CI-StPaul)

---

**From:** Glenn <gwmitchell5759@msn.com>  
**Sent:** Monday, January 01, 2018 7:22 PM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** Moore apartment building  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello:

I am unable to attend the meeting where this topic will be discussed.

I would like to register a resounding no to the plan to build off campus housing for St Thomas students on the corner of Moore and Marshall Avenues.

I know that the apartments will be available for people other than students, but who else other than students will be looking for 3 and 4 bedroom apartments at \$800. a bedroom?

Marshall Avenue has been described as the other Summit Avenue with many beautiful, stately homes meant for one family. Tearing down two homes to build a 5 story apartment building doesn't fit in with our neighborhood. On street parking is already difficult and adding 40, 50 or 60 cars to our neighborhood makes no sense. (Parents of students who are probably footing the bill for an apartment will tell their kids to park on the street instead of paying more money to park on the apartment property).

If student housing is an issue, then that needs to be taken up with St Thomas. They have plans in the works for more building and maybe housing is (or should be) a part of the discussion.

We don't need the extra traffic and noise (college kids are not exactly quiet walking down the streets, playing music, slamming car doors, etc).

More discussion needs to happen on the impact of a large apartment building in Merriam Park. This plan makes no sense.

Thank you.

Deb Mitchell

2115 Dayton Avenue

## Englund, Cherie (CI-StPaul)

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**From:** Anne Neal <aneal7641@comcast.net>  
**Sent:** Monday, January 01, 2018 8:12 PM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com  
**Subject:** Marshall Ave Development Comments, January 2018  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To members of the St. Paul Zoning Committee,

I am writing to you in opposition to the proposed multi-story apartment tower development at 1973 & 1977 Marshall Avenue, and we are not alone. The Union Park neighborhood in which this development would occur has had numerous community meetings on the subject and most of those attending have voiced strong opposition.

As the Zoning Committee I know you are concerned with specific design elements like setbacks, height, shadow studies, fences, balconies, and parking stall sizes. While those are all important and I found many issues to object to, including its density and building height, I think the developer failed to answer a bigger question—should this development happen at all?

I think the answer is no. Here's why:

**1. This project is out of step with the Union Park Community Plan** which seeks to retain the area's traditional neighborhood feel—a key trait of St. Paul's most desirable neighborhoods. Neighborhood plans like Union Park's are supposed to feed the St. Paul City Comprehensive Plan, which mapped out a shared and community-vetted vision for the city of St. Paul. Yet developers like Hopkins-based Jon Schwartzman continue to propose developments that often ignore that vision. I can't tell if that's out of ignorance of the community and city plans or from a disdain for the wishes of the community. Making adjustments to blueprints may address minor concerns with the building design but doesn't remove the offense against the community plan.

**2. This project ignores the spirit and purpose of a development moratorium placed on this exact area by the St. Paul City Council.** The one-year moratorium was designed to provide time to evaluate the current situation of historic housing along Marshall Ave. Mr. Schwartzman adroitly snuck in under the moratorium's deadline. Since his development proposal will destroy two houses and alter the look of feel of the avenue that is supposed to be protected, his action makes the moratorium seem useless.

**3. St. Paul's Comprehensive Plan gives equal consideration to preservation.** "*A New Season: Preservation Plan for Minnesota's Historic Properties, 2012-2017*," published by the State Historic Preservation Office (SHPO), makes it clear that St. Paul's plan considers preservation as worthy as new development. Pg 20-21: "The Metropolitan Council requires all city councils, town boards and county boards throughout the seven-county Twin Cities metropolitan area to update their comprehensive plans every 10 years...The City of St. Paul developed its first-ever historic preservation plan as part of this process. By including preservation in their comprehensive plans, cities are taking a critical step toward ensuring that historic preservation receives equal consideration among other, often-competing interests such as economic development, environmental protection, transportation and urban design." This makes it clear that objections to development that may threaten historic preservation plans (as evidenced by the Marshall Avenue development moratorium) should be given serious consideration.

**4. Once it's gone, it's gone.** Mr. Schwartzman is proposing a permanent change to Marshall Ave. He enacts this change by destroying what's been there for over a century. The impact of that is not understood because we don't know what will be lost, or how that loss fits within the context of St. Paul as a whole. Why is that? Because St. Paul is years behind in designating properties for inclusion in the national historic register, and there hasn't been a comprehensive survey of St. Paul's neighborhoods since 1983! That's thirty-five years of flying blind in the face of development pressure. Between 2000-2014 alone 1,276 houses were demolished in St. Paul. The city has little idea of what may have been lost. We applaud the city for realizing the need get a better understanding of what we have before allowing it to be bulldozed and sent to landfills, but the Zoning Committee needs to support that by standing behind the intent of the moratorium.

**5. Developer promises do not trump neighborhood concerns.** St. Paul's traditional neighborhoods are feeling intense pressure to accept new development and swallow their objections. Neighbor concerns about a blizzard of variance approvals and a wave of recent tear downs often go ignored. Neighbors are stewing as their concerns are dismissed in favor of the developer. We support growth if done smartly, but believe that this development is not smart. Even if it meets zoning requirements a development that could alter the very character of a neighborhood and is approved without study of its context or potential affect on other properties does not sound smart. This is no small thing.

**6. This project does not improve student housing.** This project is large enough to be disruptive to the neighborhood but not large enough to affect demand for student housing. High demand for student housing is driven by a lack of adequate on-campus housing. St. Thomas, for example, promised to provide housing for its students but has not done so, putting housing pressure on the surrounding neighborhood. One 60+ bed building won't improve the situation and could actually exacerbate it by drawing students to the area and creating pressure on surrounding properties. A better plan is to create a comprehensive approach for student housing across the city that requires institutions within residential areas to have capacity for on-campus housing or a community-vetted plan to integrate with the neighborhood—not an as-they-come approval of development.

**7 This project is not affordable housing.** A 4-bedroom unit in the proposed development would rent for about \$3600/mo. Not exactly affordable.

**8. Tear downs are never green.** There is nothing this project could do to offset the environmental costs of tearing down two existing homes and building a new 5-story building. Even "green" buildings are not as green as one that is already standing. As the National Trust and others have said repeatedly, "It makes no sense for us to recycle newspapers, bottles, and cans while we're throwing away entire buildings and neighborhoods. It's fiscally irresponsible and entirely unsustainable...the bottom line is that *the greenest building is one that already exists.*"

**9. Empty lots should be developed first.** St. Paul has empty lots. Rather than tearing down existing buildings, we should be encourage developers like Mr. Schwartzman to do in-fill construction on empty lots. That would benefit the city, neighborhoods, and developers without violating the city comprehensive plan or triggering neighborhood opposition.

For these reasons, we encourage you to oppose this particular project and urge the Zoning Committee to allow the development moratorium to do it's work without the irony oa new development going up despite its proffered protection.

Cheers,

Roy & Anne Neal  
1231 Minnehaha Ave W  
St. Paul, MN 55104

## Englund, Cherie (CI-StPaul)

---

**From:** FRANK <FAMORE1818@msn.com>  
**Sent:** Tuesday, January 02, 2018 8:14 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Proposed 5 story apartment in Merriam Park

Hello -- We are located at 2034 Iglehart Avenue. Thank you.

---

**From:** Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)>  
**Sent:** Tuesday, January 2, 2018 12:55 PM  
**To:** FRANK  
**Subject:** RE: Proposed 5 story apartment in Merriam Park

Hello Mr. Amore,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,  
Cherie



**Cherie Englund**  
*Zoning Secretary*

Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: 651-266-6561  
F: 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)

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**From:** FRANK [<mailto:FAMORE1818@msn.com>]  
**Sent:** Monday, January 01, 2018 9:18 PM  
**To:** Englund, Cherie (CI-StPaul); Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Proposed 5 story apartment in Merriam Park

Hello -- We are writing to express our concerns with the proposed 5 story apartment building considered for the corner of Marshall and Moore. We are homeowners on Iglehart Avenue / Wilder. While we appreciate the need for some increase in housing density in the neighborhood we have some concerns:

- Number of units
- Number of apartment dwellers
- Height and scale of the building
- If it is being built as de facto off campus student housing
- Lack of off-street parking

Specifically, we are concerned about the traffic, parking issues and significant density that the proposed building will foster. We live next to a St. Thomas student rental now (single family house at 2036 Iglehart Avenue) and unfortunately, the the 4 -5 students renting each year have all had cars and require on-street parking, which adds to ongoing parking issues for the residential street. We can only imagine that for a building that will house 61 students that parking and traffic will have a negative impact to the neighborhood.

Our concern with having the building marketed to St. Thomas students is in our experience they tend to be transient and change over from year to year and are not invested in the neighborhood. A more balanced mix of tenants and size units (i.e. at least half one and two bedroom units) would be healthier for the neighborhood.

As seen in the rendering of the proposed building the height does not fit the current scale of the neighborhood and dwarfs the home next door and across the street.

We ask that you reconsider the scope and scale of the proposed building and its impact to the livability of a neighborhood consisting of many individuals -- young and old as well as families with children.

-- Frank and Anne Amore

## Englund, Cherie (CI-StPaul)

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**From:** Weston, Dan <dan.weston@woodplc.com>  
**Sent:** Monday, January 01, 2018 10:16 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Marshall and Moore Apartments - APPOSED

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Cherie - I am very much apposed to the proposed development of a 5 story dormitory apartment building located on Marshall Ave and Moore Ave. it's too many stories, creates a parking problem and does NOT fit the character of the neighborhood. Please do NOT approve this project.

Thank You,

Dan Weston, Concerned Neighbor  
2005 Marshall Ave

Sent from my iPad

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## Englund, Cherie (CI-StPaul)

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**From:** Anne Brosius Weston <hawkandsky@yahoo.com>  
**Sent:** Monday, January 01, 2018 10:34 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Marshall & Moore Apartments Opposed

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Englund,

I am a homeowner in the Merriam Park neighborhood and live less than a block away from the proposed five-story apartment development. To allow something of such inappropriate size and potential negative impact to be built at this site would demonstrate extreme short-sightedness and poor planning on the City's part. I know that we can do far better as a city in conscientiously increasing density without sacrificing the beauty, character, value and quality of living. I am adamantly opposed to the Marshall & Moore Apartments as proposed.

Sincerely,

Anne Weston  
2005 Marshall Avenue  
Saint Paul, MN 55104

Sent from my iPhone



## Englund, Cherie (CI-StPaul)

**From:** Drummond, Donna (CI-StPaul)  
**Sent:** Tuesday, January 02, 2018 9:18 AM  
**To:** Anderson, Tia (CI-StPaul); Englund, Cherie (CI-StPaul)  
**Subject:** FW: For you and the Planning Commission

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



**Donna M. Drummond**  
**Director of Planning**  
Planning & Economic Development  
25 W. 4th St., Suite 1400  
Saint Paul, MN 55102  
P: 651-266-6556  
[donna.drummond@ci.stpaul.mn.us](mailto:donna.drummond@ci.stpaul.mn.us)



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Ms. Arnosti also sent an email to the Zoning Committee members on Wednesday, December 27, 2017 which was included in the staff report packet.

**From:** Meg Arnosti [<mailto:arnosti.meg@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 7:55 AM  
**To:** Drummond, Donna (CI-StPaul); Butler, Sonja (CI-StPaul)  
**Subject:** For you and the Planning Commission

Dear Ms. Drummond and Ms. Butler,  
Would you please distribute this letter to the Planning Commission?

I am writing to advocate for the preservation of St. Paul neighborhoods as a path to a vital future for our city. I moved to St. Paul in 1986 from Colorado, specifically because of the historic character of the city. St. Paul is unique in the United States because of its historic neighborhoods. Here are some key points for you to keep in mind:

**Once it's gone, it's gone.** St. Paul is years behind in designating properties for inclusion in the national historic register, and there hasn't been a comprehensive survey of St. Paul's neighborhoods since 1983! That's thirty-five years of flying blind in the face of development pressure. Between 2000-2014 alone 1,276 houses were demolished in St. Paul.

**Empty lots should be developed first.** St. Paul has empty lots. Rather than tearing down existing buildings, we should be encourage developers to do in-fill construction on empty lots. That would benefit the city, neighborhoods, and developers without violating the city comprehensive plan or triggering neighborhood opposition.

**One building won't improve the housing situation.** A better plan is to create a comprehensive approach for housing across the city—not an as-they-come approval of development.

**Developer promises do not trump neighborhood concerns.** Neighbor concerns about a blizzard of variance approvals and a wave of recent tear downs often go ignored. Neighbors are stewing as their concerns are dismissed in favor of the developer. Even if it meets zoning requirements a development that could alter the very character of a neighborhood and is approved without study of its context or potential affect on other properties is not smart.

**Tear downs are never green.** Even "green" buildings are not as green as one that is already standing. As the National Trust and others have said repeatedly, "It makes no sense for us to recycle newspapers, bottles, and cans while we're throwing away entire buildings and neighborhoods. It's fiscally irresponsible and entirely unsustainable...the bottom line is that *the greenest building is one that already exists.*"

**St. Paul's Comprehensive Plan gives equal consideration to preservation.** "*A New Season: Preservation Plan for Minnesota's Historic Properties, 2012-2017*," published by the State Historic Preservation Office (SHPO), makes it clear that St. Paul's plan considers preservation as worthy as new development.

Thank you for your consideration. I would appreciate an email back to know that you received this letter.

Sincerely,  
Meg Arnosti  
1722 Princeton Avenue  
St. Paul, MN 55105

## Englund, Cherie (CI-StPaul)

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**From:** Jay Riggs <jay.f.riggs@gmail.com>  
**Sent:** Tuesday, January 02, 2018 9:41 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Proposed 5-Story Apartment at Marshall and Moore

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning,

My name is James Riggs, I am a 20-yr resident of St. Paul, and am writing to express concern about the proposed 5-story apartment at the corner of Marshall and Moore. I have lived in Highland Park, Capitol Hill, and now reside in Merriam Park at 2013 Marshall Avenue. I grew up as a military dependent and lived in many parts of the country – I am still here because St. Paul is one of the few places in the USA I would choose to live.

I raised two daughters here and both are in college. I love the people, the trees, history, water, and architecture of this City. It is unique and has a long tradition of respecting the things that make this community great.

My house was built in 1902 by the Fleugler family. They owned a fruit distribution company and the family lived in the house until the 1960s. My neighbors still talk about them – that history and connection is still alive and well in St. Paul. We should aspire to maintain the things that make St. Paul great. The blend of rentals and single-family homes along Marshall create a vibrant and unique area.

The City also embraces change where needed and must make hard decisions. I care about this City and watch many development proposals come and go. The recent intense development on Snelling and Selby is a great example of development that is appropriate for the space. The plans for the old Ford Plant property will also result in intense change to the area, but that scale of site and location drives the design. That is a critical concept to maintain a healthy community: location driven design.

I love the vibrancy and diversity of our Marshall Avenue neighborhood. It is a wonderful mix of homes, rentals, and commercial. I brag to people about being able to get everything I need within a couple blocks of my house. I love living on the bicycle route. I supported the median even though I can only turn right out of my driveway (thank you for that – I see the traffic calming and pedestrian safety benefits every day!). And I find the occasional roving bands of St. Thomas students on Tommie/Johnnie game days entertaining – the energy is great. Admittedly, there have been a few development mistakes along Marshall that do not fit the community, but we can learn from those mistakes and move forward.

Unfortunately, the proposed 5-story development is an inappropriate scale for the neighborhood. In many ways it appears to be the opposite of location-driven design. It is not just a little out of scale - the proposal is absurdly large and will have severe negative safety, traffic, parking, and aesthetic impacts to the neighborhood. The apartment building directly across the street from my house, which blends into the neighborhood very well, is an appropriate scale and a good example of location-driven design.

I trust you see these same issues. Please continue to work to ensure any proposals in our historically significant and vibrant neighborhood fit their sites and do not adversely impact our community.

Regards,

James (Jay) Riggs

2013 Marshall Avenue

St. Paul, MN 55104

## Englund, Cherie (CI-StPaul)

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**From:** ROB <wheelerrob@msn.com>  
**Sent:** Tuesday, January 02, 2018 1:50 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Proposed 5 story apartment building at Marshall and Moore St.

To: The Saint Paul Planning Commission  
RE: Proposed 5 story Apartment Building at Marshall and Moore St.

The huge 5 story Dormitory proposed for the corner of Moore and Marshall does not fit the Merriam Park Neighborhood and needs to be scaled back. This project is setting unrealistic parking and traffic projections and will radically alter the historic fabric of the Merriam Park Neighborhood.

I grew up in Merriam Park and I am a current resident. The negative effect this oversized project will have on the surrounding historical neighborhood can be seen from past apartment building developments on Marshall Ave.

In the 60s and early 70s the same high density type of apartment buildings were also proposed for the several blocks of Marshall Ave. The developer, at that time, also made many promises that were unrealistic. The developer promised the architecture of the massive building would fit the historical nature of the Merriam Park area. The neighbors pushed back on the developers claims that the project would not affect parking, traffic and the quality of the neighborhood.

The 4 apartment buildings at Marshall and Prior were built during this time frame. Not one of these buildings fits the architectural nature of the Merriam Park Neighborhood. They were all built as cheap as possible. These cheap homogeneous buildings take away from the social and historical architectural nature of the Merriam Park Neighborhood.

It's unfortunate that some do not have the foresight to see the negative impact of tearing down a historical home in a historical neighborhood. This is just one more step towards destroying the Identity and fabric of the Merriam Park Neighborhood. The bottom line, this project should not exceed the 3 stories and be required to provide adequate parking spaces for all its residence.

Thank you.

Rob Wheeler

315 Moore Street

Saint Paul, Mn.

[wheelerrob@msn.com](mailto:wheelerrob@msn.com)

## Englund, Cherie (CI-StPaul)

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**From:** Brady Hill <attainablesolutionsmn@gmail.com>  
**Sent:** Tuesday, January 02, 2018 9:42 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Opposition To the Marshall & Moore Apartments

Hello,

My address is:

1614 Reaney Ave  
St Paul, MN 55106

Thanks!

Sent from my iPhone

On Jan 2, 2018, at 16:12, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Brady,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,  
Cherie

<image001.jpg> **Cherie Englund**  
*Zoning Secretary*  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: 651-266-6561  
F: 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
<image002.png><image003.png><image004.png><image005.jpg>  
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**From:** Brady Hill [<mailto:attainablesolutionsmn@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 4:01 PM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); [dan.edgerton@stantec.com](mailto:dan.edgerton@stantec.com); [blindeke@gmail.com](mailto:blindeke@gmail.com); [cedrick.baker@gmail.com](mailto:cedrick.baker@gmail.com); [adejoy@esndc.org](mailto:adejoy@esndc.org); [christopher.james.ochs@gmail.com](mailto:christopher.james.ochs@gmail.com); [ecr@trios-llc.com](mailto:ecr@trios-llc.com); Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** Opposition To the Marshall & Moore Apartments

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission:

I am writing to express my opposition to the Marshall & Moore Apartments project site plan review application. I am aware there have been many issues presented to you regarding this project. I ask that you please consider these issues and also take into consideration the individuals personally affected by this project.

Thank-you

--

Best regards,

Brady Hill  
612-554-5139

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## Englund, Cherie (CI-StPaul)

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**From:** Paul G Bramsen Sr <paulbramsen48@outlook.com>  
**Sent:** Tuesday, January 02, 2018 4:22 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; chrostopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Not in favor of present proposed apartment building at Marshall Ave and Moore St.

Dear Folks,

We have owned and lived at 2017 Iglehart for over 20 years. Every year since we have seen our family and school friendly neighborhood improve in virtually all ways. EXCEPT the increased use of street parking by both St. Thomas students along with local retail and service employees.

Our great concern is that this lack of parking and additional traffic Marshall Ave. and our adjacent side street Iglehart is only going to get worse.

The proposed site at the above mentioned intersection is a threat to those concerns and needs further evaluation and MUST BE DOWNSIZED.

Yours truly,  
Paul and Judy Bramsen  
2017 Iglehart Ave.  
St. Paul MN 55104  
651-645-7596



## Englund, Cherie (CI-StPaul)

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**From:** Pat McFaden <patm@marytinc.com>  
**Sent:** Wednesday, January 03, 2018 7:19 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Merriam Park development proposal

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Dear Ms Englund, I appreciate your interest in my concerns about the proposed development in Merriam Park. My address in 1974 Marshall. I will be attending the meeting on 1/4 and hope to meet you then. Patricia McFaden

On Wed, Jan 3, 2018 at 3:24 PM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Ms. McFaden,

I just want to send a clarification that I will need your address in order to include your letter in public testimony by 2:00 p.m. on Thursday, January 4, 2018.

Thank you,

Cherie



**Cherie Englund**  
***Zoning Secretary***

Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

P: 651-266-6561

The Most Livable  
City in America F: 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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---

**From:** Englund, Cherie (CI-StPaul)  
**Sent:** Wednesday, January 03, 2018 8:31 AM  
**To:** 'Pat McFaden'  
**Subject:** RE: Merriam Park development proposal

Hello Ms. McFaden,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**  
**Zoning Secretary**

Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

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[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



Making Saint Paul the Most Livable City in America

**From:** Pat McFaden [<mailto:patm@marytinc.com>]  
**Sent:** Tuesday, January 02, 2018 4:52 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** [dan.edgerton@stantec.com](mailto:dan.edgerton@stantec.com); [blindeke@gmail.com](mailto:blindeke@gmail.com); [cedrick.baker@gmail.com](mailto:cedrick.baker@gmail.com); [adejoy@esndc.org](mailto:adejoy@esndc.org); [christopher.james.ochs@gmail.com](mailto:christopher.james.ochs@gmail.com); [ecr@trios-llc.com](mailto:ecr@trios-llc.com); Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Merriam Park development proposal

I am deeply distressed to observe the seeming indifference of the city of St. Paul to the effects of proposed development in the Merriam Park community, specifically on the northeast corner of Marshall and Moore.

As a community that has developed alongside the University of St. Thomas, we have seen how the growth of the University has resulted in more and more investors buying single family homes to rent primarily to students,

even as long term and newer home owners (such as my immediate neighbors) have continued to value the homes, the neighborhood and the community. Families continue to express an interest in the wonderful homes as they go on the market but express greater and greater concern about the direction our neighborhood and community is taking.

The Merriam Park community can easily absorb a certain number of investors and rental properties, as can virtually any neighborhood, as long as families continue to support the neighborhood. Both the city of St. Paul and St. Thomas University have proven completely indifferent to the effects of partying, late night noise and bottles left in alleys and neighboring properties.

Those of us who have lived in this community for years and even decades see the value of attracting families and people who wish to contribute and make a commitment to the health and vitality of our community and to our city. I am not against having St. Thomas students as neighbors. I am against investors and developers seeing Merriam Park as an opportunity to simply make money without consideration of the effect on the community.

The proposed development at Marshall and Moore will have such negative impact on the entire neighborhood, and by precedence on the entire community, that it feels staggering. The apartment buildings to the east of Prior were built at a time in the 1950s and 1960s when neighborhood impact and the loss of wonderful old homes was of no concern to the city of St. Paul. It is dismaying to think that that is again the attitude of St. Paul city planners.

There may very well be appropriate opportunities for high density, five story buildings, but the corner of Moore and Marshall is not one of them. The impact on homes to the north and the inexcusable impact on the only two remaining homes to the east of the proposed building (the one at 1969 Marshall having been built in 1882, three years before St. Thomas) cannot be ignored by the City of St. Paul. I propose that this entire development proposal be denied.

Patricia McFaden

--



Pat McFaden  
RSC  
e. patm@marytinc.com



PHI HIPAA & HITECH Act Compliance Statement:

This email message is covered by the Electronic Privacy Act of 1986, Section 2510-2521, and is legally privileged. The information contained in the email, and any attachments, is intended only for the use of the individual or entity to whom it is addressed and may contain confidential information. If the reader is not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is strictly prohibited by federal law. You are asked to immediately notify us by email at [it1@marytinc.com](mailto:it1@marytinc.com), return the email, and then delete or destroy the original message and all copies. Please consider our environment before printing this email.

--



Pat McFaden  
RSC  
e. [patm@marytinc.com](mailto:patm@marytinc.com)



PHI HIPAA & HITECH Act Compliance Statement:

This email message is covered by the Electronic Privacy Act of 1986, Section 2510-2521, and is legally privileged. The information contained in the email, and any attachments, is intended only for the use of the individual or entity to whom it is addressed and may contain confidential information. If the reader is not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is strictly prohibited by federal law. You are asked to immediately notify us by email at [it1@marytinc.com](mailto:it1@marytinc.com), return the email, and then delete or destroy the original message and all copies. Please consider our environment before printing this email.

## Englund, Cherie (CI-StPaul)

---

**From:** Tom Basgen <tbasgen@gmail.com>  
**Sent:** Wednesday, January 03, 2018 12:07 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall and Moore Development.

659 Wilder st unit A. Thank you Cherie.

Tom

On Jan 3, 2018, at 8:32 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Basgen,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie

<image001.jpg> **Cherie Englund**  
*Zoning Secretary*  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
**P:** 651-266-6561  
**F:** 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
<image002.png><image003.png><image004.png><image005.jpg>  
Making Saint Paul the Most Livable City in America

**From:** T Basgen [<mailto:tbasgen@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 4:55 PM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Marshall and Moore Development.

To the Planning Commission and City Council,

My name is Tom Basgen. I'm a ward 3 resident in Saint Paul and I am writing in support of the proposed apartment building on Marshall and Moore.

The Twin Cities is in the midst of a housing crisis. Govern like it.

Your Friend and Neighbor,  
Tom Basgen

**Englund, Cherie (CI-StPaul)**

---

**From:** Hillary Frazey <hillary.frazey@gmail.com>  
**Sent:** Tuesday, January 02, 2018 5:16 PM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Support for Development on Marshall and Moore

Dear Planning Commission and City Council,

I am a homeowner in Ward 3, and I am writing to let you know I support the apartment building planned for Marshall and Moore.

We desperately need more places for people to live in this part of Saint Paul. This development is in a perfect location and makes great sense: is on a major bus line, close to St. Thomas, and on a street with numerous other apartment buildings. I hope you will support it so it can move forward.

Thank you,  
Hillary Frazey  
2027 Stanford Ave.

## Englund, Cherie (CI-StPaul)

---

**From:** Amanda Willis <amandaewillis@gmail.com>  
**Sent:** Tuesday, January 02, 2018 5:23 PM  
**To:** \*CI-StPaul\_Contact-Council; Englund, Cherie (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Marshall and Moore development

Greetings,

I am writing in support of the Marshall and Moore development in Merriam Park. I am a resident of Ward 3, living in Highland Park. I rented for many years very close to the development site. It is widely known that we are in the midst of a housing shortage, and long range forecasts show that the trend will continue. For St. Paul to grow into the city that is highlighted in the 2040 plan neighborhoods and the city both need to say YES to these types of infill buildings. Housing needs change over time, it is important that we look forward and do what is best for our city.

-Amanda Willis  
1727 Race St.

## Englund, Cherie (CI-StPaul)

---

**From:** Katrina Peterson <katrina.peterson1@gmail.com>  
**Sent:** Wednesday, January 03, 2018 12:09 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Merriam Park apartment proposal

Sure. It is 2016 Merriam Ln. Thank you!

Sent from my iPhone

> On Jan 3, 2018, at 8:38 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:  
>  
> Hello Mr. and Mrs. Niedermaier,  
>  
> Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.  
>  
> Thank you,  
> Cherie  
>  
> Cherie Englund  
> Zoning Secretary  
> Planning & Economic Development  
> 25 West 4th Street, 1400 CHA  
> Saint Paul, MN 55102  
> P: 651-266-6561  
> F: 651-266-6549  
> [cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
>  
> Making Saint Paul the Most Livable City in America  
>  
> -----Original Message-----  
> From: Katrina Peterson [<mailto:katrina.peterson1@gmail.com>]  
> Sent: Tuesday, January 02, 2018 5:29 PM  
> To: Englund, Cherie (CI-StPaul)  
> Subject: Merriam Park apartment proposal  
>  
> Dear Zoning Committee,  
>  
> We are residents of Merriam Park and are very concerned about the apartment building proposed to be built on the northeast corner of Marshall and Moore. Our home is a few blocks away and we are worried about the increase in traffic that will result from this proposal in its current form. There are a lot of children in this area, including my son, and such a significant increase in traffic poses a danger to them. We already have so many cars speeding through and cutting corners quickly right near the park and Four Seasons school where children are playing. This will only add to the problem. Furthermore, most college kids will not pay extra for a parking space at the apartment complex when



street parking is free. The idea of 60 + cars parking on these streets is simply not sustainable for residents, parents of Four Seasons Elementary and St. Marks, and St. Mark's worshippers.

>

> We urge you to reconsider this building proposal and significantly scale back the size of this apartment building so that our neighborhood remains safe and accessible.

>

> Thank you.

>

> Katrina and Matt Niedermaier

>

> Sent from my iPhone

## Englund, Cherie (CI-StPaul)

---

**From:** Kate Baxter-Kauf <katebaxterkauf@gmail.com>  
**Sent:** Wednesday, January 03, 2018 8:42 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall and Moore Development

Good morning! Thanks for getting back to me! Yes, my property address is 1739 Palace Ave, St. Paul 55105.

Thanks,  
Kate

On Wed, Jan 3, 2018 at 8:40 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Ms. Baxter-Kauf,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**

***Zoning Secretary***

Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

P: [651-266-6561](tel:651-266-6561)

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[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Kate Baxter-Kauf [<mailto:katebaxterkauf@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 5:46 PM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4; #CI-StPaul\_Ward3  
**Subject:** Marshall and Moore Development

Dear Planning Commission and City Council,

Happy New Year! My name is Kate Baxter-Kauf and I'm a resident of Ward 3 in Saint Paul, living in Mac Groveland by Mattocks Park. I'm writing in support of the Marshall and Moore Development in Merriam Park. I moved to St. Paul in 1998 to go to Macalester and, save a stint living in upstate New York for a couple years after college, have lived here ever since. We bought a house in 2014 but before that were renters - student renters, law student renters, renters with a baby, renters with cats - and one of the reasons we've loved living in the area is the proximity to transit, amenities, parks, local businesses, and other great people. Allowing access to those things for more people is increasingly important - the Twin Cities are in the midst of a housing crisis and that means for all people, including students, long-term renters, renters in need of affordable housing, and others.

In my day job, I've spent the last year working on a lawsuit related to a housing complex in a Minneapolis suburb that has brought home just how important affordable, dignified housing for all kinds of people is, and how cities need to be proactive in finding, maintaining, and facilitating density and additional housing. I support the Marshall and Moore development as part of a larger strategy to increase density and housing in St. Paul.

Thank you so much for listening.

Kate

## Englund, Cherie (CI-StPaul)

---

**From:** Brian P Heilman <heilman.brian@gmail.com>  
**Sent:** Wednesday, January 03, 2018 9:41 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall and Moore  
**Attachments:** image004.png

Of course, Cherie. My address is:

1145 Raymond Ave #2  
Saint Paul, MN 55108

Thank you for your prompt reply and for including my comment in the public testimony. All the best,

Brian



On Wed, Jan 3, 2018 at 08:42 Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Heilman,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

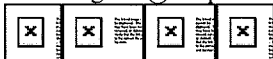
Cherie



**Cherie Englund**  
***Zoning Secretary***  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

P: 651-266-6561  
F: 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Brian P Heilman [mailto:[heilman.brian@gmail.com](mailto:heilman.brian@gmail.com)]  
**Sent:** Tuesday, January 02, 2018 5:48 PM  
**To:** \*CI-StPaul\_Contact-Council; Englund, Cherie (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Marshall and Moore

To the St Paul City Council and Planning Commission,

Hello, my name is Brian Heilman, St Paul ward 4 resident. I continue to be disappointed by many of my (loudest) neighbors' resistance to common sense housing development, in the midst of a housing and homelessness crisis. So I just want to register my clear, unequivocal support for the proposed apartment building on Marshall and Moore. It's one immediate step we can take among many.

Thank you for your consideration, and thank you in advance for reading through buzzwords like "livability", "density" and "character" to their often racist, classist core message. I want to live in a St Paul where, *truly*, "all are welcome here."

Sincerely yours and happy new year,

Brian Heilman

## Englund, Cherie (CI-StPaul)

---

**From:** Sean Bennett <swbennett06@gmail.com>  
**Sent:** Tuesday, January 02, 2018 5:59 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Support for 1973-1977 Marshall Avenue

Hello,

I live in St Paul at 1990 Marshall Ave, apartment 6, and I support the proposed construction of an apartment complex at 1973-1977 Marshall Avenue. While I have reservations about the plan's 3-4-bed units targeted toward local students instead of studio, 1-, and 2-bed units intended for a broader swathe of Minnesotans, I recognize that the intended tenancy of the building may shift 10+ years down the road. After all, the building I live in today passed its first few decades as "luxury" apartments--today it is home to hard-working young St. Paulites who are struggling in the face of rising home prices and rents.

The best way to ensure access to quality, affordable homes in Merriam Park to more Minnesotans would have been to start building new apartments and condos 20, 30, or even 50 years ago. Unfortunately, as I learned at a Union Park District Council meeting last month, house-owners have rabidly resisted any new multi-unit development for decades. With no new housing stock, the poor and disadvantaged in our neighborhood are forced to either put up with high rents on outdated units or leave the neighborhood entirely.

Those most affected by the housing shortage lack a voice that can easily counter the entrenched interests of local house-owners, so I would beg the city council to give thought to those who lack the opportunity to turn out to the City Council Zoning Committee meeting on January 4. While a wave of retirees and the upper middle class will surely find it easy to turn out to defend a status quo that benefits them, please, provide equal consideration to the Minnesotans who cannot attend.

Summation:

- **Problem:** The poor and disadvantaged are being priced out of Merriam Park or left with over-priced, obsolete housing stock.
- **Solution:** Enable construction of new, multi-unit buildings to both welcome more new residents into our neighborhood and alleviate pressures on existing residents

Thank you,

## Englund, Cherie (CI-StPaul)

---

**From:** Sarah McGee <samcgee@gmail.com>  
**Sent:** Wednesday, January 03, 2018 8:50 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall & Moore Project

Yes! 820 Emerald St. #124, St. Paul, MN 55114

On Jan 3, 2018, at 8:45 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Ms. McGee,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie

<image001.jpg> **Cherie Englund**

***Zoning Secretary***

Planning & Economic Development

25 West 4th Street, 1400 CHA

Saint Paul, MN 55102

**P:** 651-266-6561

**F:** 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)

<image002.png><image003.png><image004.png><image005.jpg>

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**From:** Sarah McGee [<mailto:samcgee@gmail.com>]

**Sent:** Tuesday, January 02, 2018 6:16 PM

**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council; #CI-StPaul\_Ward4

**Subject:** Marshall & Moore Project

Dear Planning Commission, City Council, and Council Member Stark:

My name is Sarah McGee and I've been a Ward 4 resident since 2004. I live in the relatively dense community of Emerald Gardens and I look forward to the planned redevelopment of the Weyerhaeuser site in my immediate neighborhood.

The Twin Cities -- including Saint Paul -- is in the midst of an affordable housing crisis. This means parts of more neighborhoods in traditional Saint Paul need to look like mine - dense, with easy access to transit, and thoughtfully planned. Many of my neighbors are renters, but they are still neighbors, contributing to the vitality of the neighborhood and the city.

It is with this in mind that I write today in support of the development at Marshall and Moore. We need more housing, of all types, in all neighborhoods in Saint Paul, to keep this city livable.

Thank you,

Sarah



**Englund, Cherie (CI-StPaul)**

---

**From:** The Squires <squiremn@earthlink.net>  
**Sent:** Tuesday, January 02, 2018 6:40 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Marshall and Moore appartment

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission:

I am writing to express my opposition to the Marshall & Moore Apartments project site plan review application. We live at 2103 Marshall Ave and have for 21 years. We are the third generation to live in this home. We feel the apartment complex will bring more traffic, noise, and disruption to our neighborhood. To take down existing beautiful homes will change the character of our neighborhood. Please consider these issues moving forward with your decision.

Sincerely,  
Michael and Anne Squire

## Englund, Cherie (CI-StPaul)

---

**From:** Michael Daigh <michael.daigh@gmail.com>  
**Sent:** Wednesday, January 03, 2018 11:23 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall and Moore  
**Attachments:** image001.jpg

Sure thing.

525 Montrose Ln.  
St Paul, MN 55116.

Cheers!  
Mike Daigh.

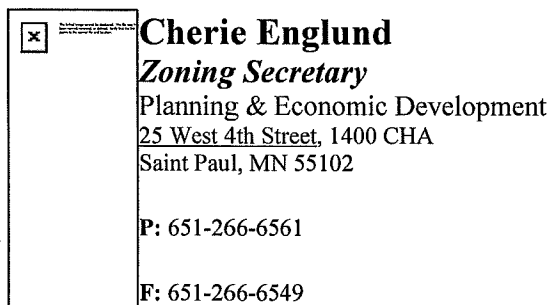
On Wed, Jan 3, 2018, 8:49 AM Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Diagh,

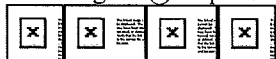
Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Michael Daigh [mailto:[michael.daigh@gmail.com](mailto:michael.daigh@gmail.com)]  
**Sent:** Tuesday, January 02, 2018 7:18 PM  
**To:** Englund, Cherie (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Marshall and Moore

To Whom it May Concern,

My name is Mike Daigh, and I'm a resident of Ward 3, a homeowner in the heart of a pocket of St. Paul characterized by, if nothing else, its opposition to development of any kind, particularly if it isn't single-family-homes or parking.

This brief message is to voice my support for the proposed development in the subject line. This city is approaching a housing crisis, and yet treats housing as radically controversial. On the other hand, we don't even blink when it comes to variances for drive-throughs (you know which one I'm talking about), or billboards, or compromising (in the crippling sense of the word, not the cooperative sense) any project in the name of parking.

Let's address the real needs of our city, and not the needs of suburban commuters and Highland drivers.

Sincerely,

Mike Daigh.

## Englund, Cherie (CI-StPaul)

---

**From:** Brian Baird <bairdbc@gmail.com>  
**Sent:** Wednesday, January 03, 2018 10:09 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** RE: Development at Marshall and Moore

Hi Cherie,

1728 James Ave  
Saint Paul, MN 55105

Thanks,

Brian

On Jan 3, 2018 8:50 AM, "Englund, Cherie (CI-StPaul)" <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Baird,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**

*Zoning Secretary*

Planning & Economic Development

25 West 4th Street, 1400 CHA

Saint Paul, MN 55102

P: [651-266-6561](tel:651-266-6561)

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F: [651-266-6549](tel:651-266-6549)

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Brian Baird [mailto:[bairdbc@gmail.com](mailto:bairdbc@gmail.com)]  
**Sent:** Tuesday, January 02, 2018 7:40 PM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Development at Marshall and Moore

19 1 of 2

Dear Planning Commission and City Council:

I am a resident of Ward 3 and I support the proposed apartment building at Marshall and Moore.

When I moved to Minnesota in 2017, finding housing through the rental market was nearly impossible. What I could find was expensive and far from work. I am fortunate I could afford the higher rent - I cannot imagine how hard it would have been had I not.

Minnesota's growing economy means the demand for housing will not lessen any time soon. If Saint Paul is to continue to grow and thrive as a city, it must address its housing crisis. The easiest solution is building high-density housing that is accessible to public transit and other alternate modes of transportation.

Saint Paul is a great city - let's make sure we can share it with everyone.

Sincerely,

Brian Baird

## Englund, Cherie (CI-StPaul)

---

**From:** The Morrrows <mcmorrow@comcast.net>  
**Sent:** Tuesday, January 02, 2018 8:02 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward4; Henningson, Samantha (CI-StPaul)  
**Subject:** Planning Commission; 1/4/18 hearing re NE Corner of Marshall and Moore, Saint Paul

January 2, 2018

St. Paul Planning Commission

c/o Cherie Englund

Re: NE Corner of Marshall and Moore, Saint Paul

### Opposition to Proposed 5 Story Apartment Building

We oppose the construction of a 5 story, multi-unit apartment building at the subject location. Such a structure is completely at odds with the aesthetic and functional characteristics of the neighborhood. We have lived 2 blocks from the corner for 25 years. The area successfully supports a mix of single family homes and higher density residential properties along with two schools and two churches. The current, functioning mixed-use in the area will be overwhelmed by the gargantuan structure and use proposed.

The surrounding streets are barely passable in the winter with the current volume of parked cars. Adding another 15-45 cars will make getting around impossible. The additional traffic will also be very dangerous, not only for the residents but also for the two immediately adjacent schools, and their playgrounds, as well as visitors to our namesake Merriam Park. Iglehart is already a terrible hazard whenever traffic overflows or diverts from Marshall Avenue and several routine uses in the area.

During the school year, the streets north of Marshall are jammed with cars of the Four Seasons teachers and staff and the buses twice a day during the week. When the school has events in the evenings, several times a year, the streets are completely impassable. On Sunday mornings, the cars of the members of the Formosan Church on the corner of Iglehart and Moore fill up the surrounding blocks.

The proposed structure and its planned use are entirely out of character with the existing neighborhood, will be detrimental to the safety and welfare of the current compliment of residents and visitors, and should be significantly scaled back.

Thank you for your consideration of our concerns.

Mark and Cecilia Morrow

1984 Carroll Avenue

Saint Paul, MN 55104

## Englund, Cherie (CI-StPaul)

---

**From:** Casey Peterson <cmpeterson31@gmail.com>  
**Sent:** Wednesday, January 03, 2018 9:14 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Saint Paul Housing  
**Attachments:** image001.jpg

Sure thing. I live at 770 Hamline Ave N, STP 55104  
On Wed, Jan 3, 2018 at 08:53 Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Ms. Peterson,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**

***Zoning Secretary***

Planning & Economic Development

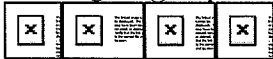
25 West 4th Street, 1400 CHA

Saint Paul, MN 55102

**P:** 651-266-6561

**F:** 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



Making Saint Paul the Most Livable City in America

**From:** Casey Peterson [mailto:[cmpeterson31@gmail.com](mailto:cmpeterson31@gmail.com)]  
**Sent:** Tuesday, January 02, 2018 8:03 PM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Saint Paul Housing

To the Planning Commission and City Council:

My name is Casey Peterson. I'm a Ward 4 resident, and I'm writing in support of the proposed apartment building on Marshall and Moore.

The Twin Cities is experiencing a housing crisis, and we should govern with housing as a priority. I hope Saint Paul can lead the way, with this and other multi-family housing projects.

Thank you for your time,  
Casey Peterson

(I apologize for the duplicate email, I'd incorrectly entered Ms. Englund's email address the first time.)



## Englund, Cherie (CI-StPaul)

---

**From:** Keely Wojda <keely.wojda@gmail.com>  
**Sent:** Tuesday, January 02, 2018 8:39 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Fwd: Marshall and Moore

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

From: **Keely Wojda** <[keely.wojda@gmail.com](mailto:keely.wojda@gmail.com)>  
Date: Tue, Jan 2, 2018 at 7:26 PM  
Subject: Marshall and Moore  
To: [cherie.englund@ci.st.paul.mn.us](mailto:cherie.englund@ci.st.paul.mn.us)  
Cc: [dan.edgerton@stantec.com](mailto:dan.edgerton@stantec.com), [blindeke@gmail.com](mailto:blindeke@gmail.com), [cedrick.baker@gmail.com](mailto:cedrick.baker@gmail.com), [adejoy@esndc.org](mailto:adejoy@esndc.org),  
[christopher.james.ochs@gmail.com](mailto:christopher.james.ochs@gmail.com), [ecr@trios-lic.com](mailto:ecr@trios-lic.com), [samantha.henningson@ci.stpaul.mn.us](mailto:samantha.henningson@ci.stpaul.mn.us),  
[ward4@ci.stpaul.mn.us](mailto:ward4@ci.stpaul.mn.us)

Dear Zoning Committee,

When you are asked to decide about the zoning for the proposed apartment building at the corner of Marshall and Moore, please consider scaling the project back to a more reasonable size. While it looks like the developers are planning to provide parking for some of the residents, they are not planning on providing parking for all of them. The remaining cars would be competing for a very limited number of spaces that exist in our neighborhood. Parking is already a challenge when 4 Seasons School has an event, and every Sunday when our neighbors at the Evangelical Formosan Church have services. These are reasonable challenges because they have as much a claim to the street parking as anyone else, but to add a new source of difficulty is unreasonable.

Our neighborhood is home to a school, two churches, and many long-time residents. Please remember us as you make your decision.

Thanks,

Keely Wojda  
1970 Iglehart Avenue

## Englund, Cherie (CI-StPaul)

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**From:** Trisha Groth <trisha.groth@gmail.com>  
**Sent:** Wednesday, January 03, 2018 11:46 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: in support of the development at Marshall and Moore

Yes, it is 1439 Ashland Avenue, St. Paul, MN 55104

On Wed, Jan 3, 2018 at 8:58 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Ms. Groth,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**

*Zoning Secretary*

Planning & Economic Development

25 West 4th Street, 1400 CHA

Saint Paul, MN 55102

P: [651-266-6561](tel:651-266-6561) -

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City in America

F: [651-266-6549](tel:651-266-6549)

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Trisha Groth [<mailto:trisha.groth@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 8:57 PM  
**To:** Trisha Groth  
**Subject:** in support of the development at Marshall and Moore

Dear Members of the Planning Commission & City Council,

I am a St. Paul resident living in Ward 1, and I have lived in St. Paul since I moved here from Montana to attend Hamline University in 1997.

I am writing in support of the development at Marshall and Moore, and others like it that may diversify our housing solutions in St. Paul.

As a licensed teacher practicing for six years, and as a single parent with her Master's, I recognize that we are in a housing crisis. I rent and barely make ends meet, instead of saving for future investment.

My small family is part of the St. Paul community and I hope you will consider us among the voices discussing the necessity of affordable housing.

Kind regards,

Trisha Groth

## Englund, Cherie (CI-StPaul)

---

**From:** Rebecca Lund <rebecca.lund33@gmail.com>  
**Sent:** Wednesday, January 03, 2018 8:08 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** RE: Marshall apt.

2015 Iglehart ave

Thank you,  
Rebecca Lund

On Jan 3, 2018 3:27 PM, "Englund, Cherie (CI-StPaul)" <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Ms. Lund,

I just want to send a clarification that I will need your address in order to include your letter in public testimony by 2:00 p.m. on Thursday, January 4, 2018.

Thank you,

Cherie



**Cherie Englund**

***Zoning Secretary***

Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

P: [651-266-6561](tel:651-266-6561)

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[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Englund, Cherie (CI-StPaul)  
**Sent:** Wednesday, January 03, 2018 9:00 AM  
**To:** 'Rebecca Lund'  
**Subject:** RE: Marshall apt.

Hello Ms. Lund,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**  
*Zoning Secretary*  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

P: [651-266-6561](tel:651-266-6561)

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[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Rebecca Lund [<mailto:rebecca.lund33@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 9:11 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** [dan.edgerton@stantec.com](mailto:dan.edgerton@stantec.com); [blindeke@gmail.com](mailto:blindeke@gmail.com); [cedric.baker@gmail.com](mailto:cedric.baker@gmail.com); [adejoy@esndc.org](mailto:adejoy@esndc.org); [christopher.james.ochs@gmail.com](mailto:christopher.james.ochs@gmail.com); [ecr@trios-lic.com](mailto:ecr@trios-lic.com); [samantha.hennigson@ci.stpaul.mn.us](mailto:samantha.hennigson@ci.stpaul.mn.us); #CI-StPaul\_Ward4  
**Subject:** Marshall apt.

I am writing out of concern for the Merriam Park neighborhood of which I am a new resident. The new 5 story apartment building plans NEED to be changed.

\* If St. Thomas is having trouble housing their students, they need to address the issue. It is NOT the job of the neighborhood to provide housing for these students.

\* Over 50 places competing for off street parking is irresponsible. Please change the 5 story apartment to 3 stories. It will fit in better with the surrounding homes and buildings as well as absorb the parking needs for the building.

\* We voted for you so you can look out for our best interests as tax paying citizens. You are counting on you, please change the plans for this apartment complex so it is livable and practical for our neighborhood.

Sincerely,

Rebecca Lund

## Englund, Cherie (CI-StPaul)

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**From:** James Slegers <james.slegers@gmail.com>  
**Sent:** Wednesday, January 03, 2018 9:07 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** RE: Marshall and Moore Development

Certainly

James Slegers  
183 S Chatsworth St#108  
St Paul, MN 55105

On Jan 3, 2018 9:01 AM, "Englund, Cherie (CI-StPaul)" <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Slegers,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**

**Zoning Secretary**

Planning & Economic Development

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Saint Paul, MN 55102

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F: 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** James Slegers [mailto:[james.slegers@gmail.com](mailto:james.slegers@gmail.com)]  
**Sent:** Tuesday, January 02, 2018 9:30 PM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council; #CI-StPaul\_Ward4  
**Subject:** Marshall and Moore Development

Planning Commission and City Council members,

I am a renter living in Ward 2 just off Grand, I've been a resident of St Paul for 5 years. I am writing in support of the apartment proposed for development at Marshall and Moore. Vacancy rates in St Paul are already very low, and we hope and expect to see continued long term growth in the city. Please support these kinds of projects that smartly increase housing availability where it is needed.

Thanks!

James Slegers



## Englund, Cherie (CI-StPaul)

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**From:** Al Davison <davison.alexander@gmail.com>  
**Sent:** Tuesday, January 02, 2018 9:40 PM  
**To:** \*CI-StPaul\_Contact-Council; Englund, Cherie (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Al Davison - Public Comment on 1973/1977 Marshall Avenue Proposed Development

Hello,

My name is Al Davison. I am a fairly new resident of Saint Paul (since October 2017); I live in Cathedral Hill, within Ward 2 and District 17. I am originally from Little Canada, but have worked for the Minnesota Department of Transportation over on John Ireland Blvd since 2015. Therefore, I live and work in the city.

I am writing to support the development at Marshall and Moore (1973/1977 Marshall Avenue). Our metro area is facing a severe housing crisis that is hurting our residents who have a low to middle-ranged income. Residents (both current and prospective) are facing limited housing options, which hurts the vitality of this city. Some people have no choice but to move out of the city to find housing that is affordable. I may need to move out of Saint Paul if rents end up getting too high here in the next year or two.

My current residence is in a large house that was originally a single-family home. Due to economic crises over the years, it became a boarding house in the 20th century, and now it is a 7-unit apartment building. I am fortunate enough that zoning laws allowed this, because it allowed me to live in a modest apartment at an affordable rate.

I am fortunate enough to be able to afford to live comfortably in Saint Paul right now, but that is because I had advantages in life that others may not have had. Our housing policies in the past few decades have constricted development and people are being directly hurt by that. This city is more than single-family housing and parking spaces. It's a city that houses over 300,000 residents through our diverse housing stock, from beautiful historic houses, medium-density developments similar to this proposed development, to high-rise developments.

I sadly have first-hand experience dealing with affordable housing issues in my hometown. Little Canada's affordable housing stock is dwindling due to resistance by both city officials and residents towards new rental properties and multi-family developments. When I was a member of Little Canada's Planning Commission (2015-2017), we considered targeting our mobile home parks for redevelopment in our 2040 update to the Comprehensive Plan. I was literally born in one of those mobile home parks. If those didn't exist at the time, my father would have likely faced issues finding affordable housing. My father used a trailer home as a starter home before he could afford a house.

There are valid concerns about the proposed development on Marshall, but often it just seems like some residents and businesses are extremely resistant to cities changing over time. We have to realize the impact of the housing crisis and be open to the city becoming denser. People enjoy living here, and so do I; we need to make sure we adequately can meet our housing needs so people can continue to live here. The proposed development on Marshall can help us reach that goal.

Thank you,  
Al Davison  
186 Summit Ave, Apt 1

St Paul MN, 55102

## Englund, Cherie (CI-StPaul)

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**From:** Daniel Choma <dachoma@gmail.com>  
**Sent:** Wednesday, January 03, 2018 9:51 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Please Support New Housing in Saint Paul  
**Attachments:** image001.jpg

Dan Choma  
970 Thomas Ave  
St Paul, MN 55104

Thanks, Cherie!

Dan

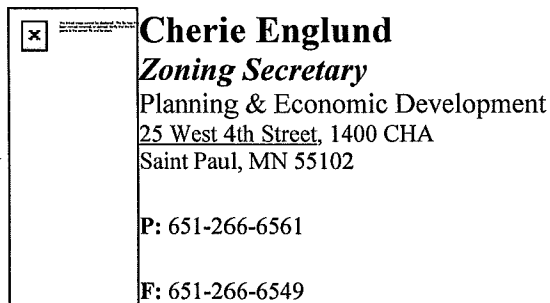
On Wed, Jan 3, 2018 at 9:09 AM Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Choma,

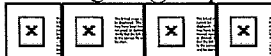
Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



Making Saint Paul the Most Livable City in America

**From:** Daniel Choma [<mailto:dachoma@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 9:52 PM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council; #CI-StPaul\_Ward4  
**Subject:** Please Support New Housing in Saint Paul

To the Saint Paul Planning Council, Cherie Eglund, and Russ "King of the North" Stark,

Over ten years ago, I moved to Saint Paul from Boston. At the time, Saint Paul seemed like a secret for a young artist. There was a vibrant arts community and a high standard of living. This high standard of living was predicated on the idea that it isn't that expensive to live here. Unlike the city I left, Saint Paul promised housing that I, as an artist, can afford.

A decade later, Saint Paul sits at a crossroads. Neighbors fight housing developments to preserve a sense of "neighborhood character." But this merely drives up the price of housing and prevents folks like me, artists, from moving to Saint Paul. It's hard for me to give credence to folks that want to predicate their culture on preventing people who are literally trained to be experts in culture from living in their neighborhoods. I struggle to understand what kind of a culture wants to exist without cultural expertise.

I am against the moratorium in Ward 3. I think it puts the city in a position in which it could be sued. I think it is bad policy created by bad rhetoric. I think it is a neighborhood with resources flexing it's muscles against neighborhoods without. I think it has more in common with American History than the American Dream. I think given the housing study that has been requested, it will prove to be foolish in retrospect.

But most of all, I think it is important that we as citizens of our city find a way to welcome the folks that want to move here. This is the essence of character to me, an ability to deal with change in an elegant way. The best kind of "neighborhood character" we can exhibit is the kind that welcomes new residents, students, artists, and developers willing to do the do due diligence to invest in our fine city.

Support new housing. Welcome new culture. Our future neighbors are our lifeblood, a culture of potential waiting to flourish. Give them a place to live and give our city a culture worthy of pride.

Dan Choma

## Englund, Cherie (CI-StPaul)

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**From:** Kitty Classen <kittyrclassen@gmail.com>  
**Sent:** Tuesday, January 02, 2018 10:14 PM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** Opposing Marshall & Moore Apartments

To Whom it May Concern,

I am writing to express my opposition to the proposed Marshall & Moore apartment complex. Merriam Park is charming neighborhood that I've had the priveledge to visit frequently in the last few years, and I can say that the planned complex would utterly ruin the character of the neighborhood and be a nightmare for those living nearby.

There is absolutely no reason to destroy beautiful, historic houses to put in yet another ugly apartment complex.

Please do not let the proposed project move forward.

Regards,

Heather Classen

873 Oxford St. N

St. Paul MN 55103

1/2/2018

Dear Chair Edgerton & Members of the Zoning Committee of the Planning Commission,

I own and have lived in a 2.5 story American Four Square duplex built in 1911 at **1985 Marshall Avenue** since 1991 and am a life-long Saint Paul resident (born & raised in the Midway area). I love Saint Paul in all its diversity and richness and especially love the Merriam Park neighborhood. We cherish living on bustling Marshall Avenue, 4 blocks from Saint Thomas, and this neighborhood brings us a unique sense of abundance and appreciation. We embrace the balance of "town and gown" found with the student housing overlay system put in place to stem a tipping point scenario of too high a student density that was threatening this neighborhood and that had already changed neighborhoods like Dinkytown, Cedar-Riverside & Stadium Village to the detriment of both the students and the long departed residents. **Blended and diverse neighborhoods bring the best quality of life to all residents.**

**I want to ask the zoning committee to reject the Site Plan for the Marshall & Moore 61 bedroom student apartments.** There are many reasons including technical flaws in the plan that should require variances (the process to evaluate a revised site plan has been extremely rushed including little time for City staff to thoroughly evaluate the details for code conformance.)

Issues that are of greatest concern are outlined below:

- 1) The number of bedrooms to be located on just 2 city lots with a density (BR/acre) well above the City Master Development and Union Park Neighborhood plans. We've heard it argued that parking density bonus should be included to reduce the calculated density for these plans, but such logic is completely contrary to the purpose of these plans which goes far beyond parking concerns. **Simply put the parking bonus should allow building design flexibility and some increase in allowed density per acre, but only up to the point of staying within the goals and limits of the overall master and neighborhood plans (on a pure calculation of units per acre free of any parking bonus). So the density of this project appears to be some 45% in excess of these plans.**
- 2) The incorporation of **5 balconies on the west side of this building is a great safety concern to the student residents.** Each year many students are killed or injured in balcony incidents. (As documentation of this please find attached a list of recent news article citations with links showing the tragic scope this issues and including quite a few references to noise problems associated with the same balconies.) So further one can reasonably expect that these balconies also are an almost certain noise nuisance issue. **I believe it is incumbent on the zoning committee to both protect the community and**

avoid easily foreseeable nuisance issues and so balconies have no place in this type of project.

- 3) The 50' height of the project is excessive relative to all building on Marshall several blocks in each direction
- 4) With 61 student ready bedrooms this project makes a mockery of the student overlay ordinance in place in the neighborhood that prevents "tip point" neighborhood collapse (well-known and researched principle in urban planning) like occurred in Dinkytown. Keeping student housing density close to <16 students per 150 ft radius needs to be the standard for accessing these projects.
- 5) Loss of on-street parking availability will be an issue for many residents. **The standard for judging the parking disruption / loss should be the reasonable expectation that all residents will be students and that each will likely have a car**, so the pressure for parking will increase by 30 or more spaces. (likely significantly more due to disuse of the on-site parking due to cost and inconvenience due to the navigation in the too confined garage space.

Mr. Schwartzman, the developer, wants the community and city officials to believe that presenting a scenario of all 61 bedrooms being occupied by students is "just a hypothetical statement", yet he freely states that the target residents are students. Thus any reasonable person can easily envision this will in fact be the case at some future point, given the building's design and proximity to the campus so **100% student occupancy should be the standard the committee uses for evaluating this project.**

Finally there are several technical / design issues that place the project outside of required ordinances and standards and it appears they have yet to be clearly recognized (or addressed by stating specific interpretation or other rationale for acceptance) by the Site Plan Review staff who have had little time to fully scrutinize the modified plan. Conformance to these requirements is critical to insure reasonable livability and safety standards for all.

- 1) The plans submitted show elevations that indicate the structure's "underground" parking to the east and north of the building proper are to be above the existing grade. **By definition then this exposed above ground structure needs to be considered in calculations for lot coverage limited to 35% and set back 9 feet from the east property line**
- 2) The plans submitted show elevations that indicate much of the structure's underground parking will be less than 1 foot above the 100 year FEMA established high water level of 891.14' (or 892.14', see page C4) Meanwhile the lowest elevation of the floor itself (footings also should be considered) will be below the stated lowest interior elevation of 891". **The building does not comply with high water level elevation standards.**

- 3) The driveway on the east side of the lot should be set-back 9 feet from the property line. The driveway is by code definition part of the parking structure it serves and such parking structure needs to conform to the 9 foot side-lot set back. The current design also dumps the 24' wide driveway run-off down a slope into the east neighbor's yard. The presence of the exposed garage structure then prevents any of this water from being absorbed back into the ground. Providing such drainage is part of the reason for the 9 foot setback requirement.
- 4) The parking garage doesn't allow residents to use the parking stalls without excessive maneuvering for all expected car sizes. This will cause disuse of the parking and put further pressure on city street parking.

**For these reasons and others I urge you to vote against approval of this site plan.** Thanks for your careful and thoughtful consideration of this issue. Thanks for your service and dedication to the community through all these years. And thanks for making the City of St. Paul a place where we love to live.

Respectfully,

Scott Van Wert



## Numerous deaths & other serious incidents involving college students & balconies. Recent citations & Links from Google Search

### [Parker Patierno in coma after fall from Cal Poly balcony after alleged ...](#)

[www.hanknuwer.com/parker-patierno-falls-from-cal-poly-balcony-after-alleged-frate...](http://www.hanknuwer.com/parker-patierno-falls-from-cal-poly-balcony-after-alleged-frate...)

Oct 28, 2017 - Frightening moments for a group of Cal Poly **students** early Friday morning, as one of their friends fell from a second story **balcony**. LINK: Carson Stuckey hazing **death** at Cal Poly. His friends tell us he's in serious condition and in a coma. They tell us his name is Parker Patierno. We're told he had have ...

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### [UF student from South Florida killed in fall from apartment balcony ...](#)

[www.sun-sentinel.com/news/.../fl-reg-uf-student-balcony-fatal-20171024-story.html](http://www.sun-sentinel.com/news/.../fl-reg-uf-student-balcony-fatal-20171024-story.html)

Oct 24, 2017 - A University of Florida **student** whose family lives in South Florida died after falling from a Gainesville **apartment** building **balcony**.

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### [WSU student critically injured in fall from balcony | The Spokesman ...](#)

[www.spokesman.com/stories/2016/.../wsu-student-critically-injured-in-fall-from-balco...](http://www.spokesman.com/stories/2016/.../wsu-student-critically-injured-in-fall-from-balco...)

Oct 17, 2016 - A **Washington State University student** was hospitalized with serious head **injuries** after **falling** from a second-floor balcony during a party Friday night, marking the third time someone has fallen from a College Hill residence this semester.

---

### [Tempe Police investigating ASU student's fatal fall from apartment ...](#)

[www.fox10phoenix.com/.../tempe-police-investigating-asu-students-fatal-fall-from-ap...](http://www.fox10phoenix.com/.../tempe-police-investigating-asu-students-fatal-fall-from-ap...)

Oct 2, 2017 - TEMPE, Ariz. (KSAZ) - An Arizona State University **student** is dead, after falling from the **balcony** of an **apartment** complex. The victim apparently fell down to a pool. It's also an **incident** that has happened before. In March of 2014, an ASU **student** fell to her **death** from a **balcony**, and before that, it also ...

---

### [York College student injured in fall, possibly from balcony on campus](#)

[www.ydr.com/story/news/2017/09/28/...student...balcony...housing/711729001/](http://www.ydr.com/story/news/2017/09/28/...student...balcony...housing/711729001/)

Sep 28, 2017 - A York College woman was injured when she fell possibly from a **balcony** at an on-campus **housing** complex. Brandie Kessler, York Daily Record. More: York County 911 **incidents**:

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### [Carlow and Shaler offering grief counseling after death of student in ...](#)

[www.post-gazette.com/local/city/2017/05/03/...student-death.../201705030217](http://www.post-gazette.com/local/city/2017/05/03/...student-death.../201705030217)

May 3, 2017 - Dalton Bacco of West View, a 2016 graduate of North Hills High School and a first-year **student** at Carlow University, died Wednesday evening after he fell some 50 feet from the **balcony** of the **student** union building on the Oakland campus. The Allegheny County Medical Examiner's Office has since ruled ...

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### [UC Berkeley student falls to death from apartment balcony - NY Daily ...](#)

[www.nydailynews.com/.../uc-berkeley-student-falls-death-apartment-balcony-article-1.3...](http://www.nydailynews.com/.../uc-berkeley-student-falls-death-apartment-balcony-article-1.3...)

Apr 18, 2017 - A UC Berkeley **student** on track to graduate next year died after she fell from a third-floor **balcony** at an **apartment** building a few blocks from campus, police said. The Alameda County coroner's office identified the woman as Kimberly Tze, an Elk Grove resident who was studying computer science at the ...

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### [\\_Fraternity pledge dead after falling from balcony during house party ...](#)

<https://www.cbsnews.com/.../conor-donnelly-dead-after-falling-from-balcony-house-...>

Mar 21, 2017 - Fraternity pledge dead after falling from **balcony** during **house** party. A college ... "The party was attended by numerous **students** and there is no evidence that Donnelly's **death** was the result of hazing." ... Donnelly's **death** is part of a string of deadly **incidents** in recent weeks involving university **students**.

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### [College student from Rockland County dies in off-campus accident ...](#)

[abc7ny.com/news/binghamton-student-from-pearl-river-dies...balcony.../1808985/](http://abc7ny.com/news/binghamton-student-from-pearl-river-dies...balcony.../1808985/)

Mar 20, 2017 - Authorities said Conor Donnelly, 18, of Pearl River fell when he attempted to climb to a third-floor **balcony** from the fourth-floor **balcony**, and his **death** was ruled accidental. Autopsy findings supported that Donnelly had been drinking, and it is believed that this was a contributing factor. Donnelly was attending a **house** party hosted ...

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### [U. of I. student falls to death on Unofficial St. Patrick's Day: 'I won't ever ...](#)

[www.chicagotribune.com/.../ct-u-of-i-student-falls-from-balcony-dies-on-unofficial-st...](http://www.chicagotribune.com/.../ct-u-of-i-student-falls-from-balcony-dies-on-unofficial-st...)

Mar 3, 2017 - Jonathan Morales, a University of Illinois **student** from Franklin Park, died after falling off a fourth-floor **balcony** at this **apartment** complex in Champaign March 3, 2017. (Angelica LaVito / Chicago Tribune).

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### [Zoning examiner recommends Main Gate balcony ban to Tucson City ...](#)

[www.wildcat.arizona.edu/.../zoning-examiner-recommends-main-gate-balcony-ban-to...](http://www.wildcat.arizona.edu/.../zoning-examiner-recommends-main-gate-balcony-ban-to...)

Jun 26, 2016 - Citizens sign in at a public hearing held to discuss the possible Main Gate **balcony** ban on Thursday, June 16 at City Hall in downtown **Tucson**. **Zoning** examiner



Jim Mazzocco has recommended that the **Tucson** City Council ban the use of of **balconies** on any future infrastructures built in the Main Gate ...

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[Witness describes Delta Chi formal balcony fall scene - The Daily Iowan](http://daily-iowan.com/2016/04/29/witness-describes-delta-chi-formal-balcony-fall-scene/)  
[daily-iowan.com/2016/04/29/witness-describes-delta-chi-formal-balcony-fall-scene/](http://daily-iowan.com/2016/04/29/witness-describes-delta-chi-formal-balcony-fall-scene/)

Apr 29, 2016 - University of Iowa sophomore Claudia Magana said she was sitting on the same second-story **balcony** ledge as UI **students** Hannah Van Soelen and Mackenzie Wollenzien on April 23 when the two **students** fell backwards from the 39-inch-tall railing at the UI fraternity Delta Chi's spring formal. The **incident** ...

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[Councilman wants to ban Main Gate Square balconies - The Daily ...](http://www.wildcat.arizona.edu/.../a-tucson-city-councilman-wants-to-ban-new-balconies-in...)  
[www.wildcat.arizona.edu/.../a-tucson-city-councilman-wants-to-ban-new-balconies-in...](http://www.wildcat.arizona.edu/.../a-tucson-city-councilman-wants-to-ban-new-balconies-in...)

Mar 28, 2016 - The proposal came after a series of **incidents** in which **students** living in surrounding **apartments** threw items off their **balconies** on to the Islamic Center of Tucson that sits below.

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[LAPD investigating racist incident in USC Housing | Daily Trojan](https://dailytrojan.com/2016/03/06/lapd-investigating-racist-incident-usc-housing/)  
<https://dailytrojan.com/2016/03/06/lapd-investigating-racist-incident-usc-housing/>

Mar 6, 2016 - ... business administration who is originally from Hong Kong, posted on Facebook following the **incident**. Tsang said that while he was sitting outside a fireplace at Cardinal Gardens early Sunday morning, a **student** shouted racial slurs and threw eggs at him from the **balcony** of an **apartment** in the building.

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[Another student falls from apartment building at College of Charleston ...](https://www.postandcourier.com/...student...apartment.../article_c6b3bf7c-9ddb-53bd...)  
[https://www.postandcourier.com/...student...apartment.../article\\_c6b3bf7c-9ddb-53bd...](https://www.postandcourier.com/...student...apartment.../article_c6b3bf7c-9ddb-53bd...)

Jan 18, 2016 - After the first **student** fell to his **death** in October, Knight said the **apartment's** management sent out an email offering counseling to **students**. ... the ground, but I thought it was just someone throwing something off the **balcony** initially because people have done that in this **apartment** before," Tompkins said.

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[4 UA students evicted, balconies to be sealed in bottle-throwing ...](http://www.tucsonnewsnow.com/.../4-ua-students-evicted-balconies-to-be-sealed-in-bottle-thro...)  
[www.tucsonnewsnow.com/.../4-ua-students-evicted-balconies-to-be-sealed-in-bottle-thro...](http://www.tucsonnewsnow.com/.../4-ua-students-evicted-balconies-to-be-sealed-in-bottle-thro...)

Jan 27, 2016 - Several **incidents** involving **students** throwing objects from their **balconies** prompted a meeting with leaders from several different groups on Wednesday, Jan. 27. Ward 6 Councilman Steve Kozachik arranged the meeting between his office, the property management group that runs the **student housing** ...

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## Trinity Porch Collapse: 'We Were Just Trapped There' - Hartford Courant

[www.courant.com/breaking.../hc-hartford-balcony-collapse-0911-20160910-story.ht...](http://www.courant.com/breaking.../hc-hartford-balcony-collapse-0911-20160910-story.ht...)

Sep 11, 2016 - HARTFORD — Twenty-eight Trinity College **students** were taken to hospitals after the back porches on a college-owned **house** on Broad Street collapsed, hurling **students** and porch decks to the ground. One moment it was a typical college party hosted by Kappa Sigma Fraternity members at 1713-15 ...

---

## Over 30 Students Injured After Multiple Balconies Collapse At College ...

<https://www.elitedaily.com/news/30-students-injured-trinity...balcony.../1607120>

Sep 11, 2016 - Between 30 to 40 **students** have been injured after a **balcony** collapsed at an off-campus party near Trinity College in Connecticut. Emergency services were called to the scene at around 11:15 pm on Saturday. Police said the third-floor **balcony** had coll...

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## Authorities Identify Student Who Fell Off FloCo Balcony | Southwest ...

<https://patch.com/.../u-m-student-critical-after-falling-floco-apartments-balcony>

Sep 12, 2016 - Southwest Minneapolis, MN - The University of Minnesota **student** was reportedly attempting a stunt when he fell off the fifth-floor **balcony** of FloCo Apartments.

---

## Police search for clues in death of UF student who fell at Social 28 ...

[www.gainesville.com/article/20160201/SPORTS/604143652](http://www.gainesville.com/article/20160201/SPORTS/604143652)

Feb 1, 2016 - Police on Monday were still trying to determine what led a University of Florida **student** to fall six stories from the **balcony** of a Gainesville luxury **apartment** complex early Sunday morning.

---

## Hey College Students, Going On A Roof Or Balcony After Drinking Is ...

[https://www.huffingtonpost.com/.../college-students-balconies\\_us\\_55c914e2e4b0923...](https://www.huffingtonpost.com/.../college-students-balconies_us_55c914e2e4b0923...)

Aug 17, 2015 - Nicole May fell from a third-story **balcony** after drinking at a **dorm** at the University of California, San Diego, in 2014. She broke several bones, including all of her right ribs, and had a collapsed lung. "Right after my **accident** and I was released from the hospital, I started to hear about several different **balcony** ...

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## Recent Alcohol-Related Student Deaths on College Campuses

[compelledtoact.com/Tragic\\_listing/Main\\_listing\\_victims.htm](http://compelledtoact.com/Tragic_listing/Main_listing_victims.htm)

1.

**Presented below** is an **unfortunate tabulation** of **deaths** where **alcohol use** by **college students** was the **cause** or a contributing factor, all occurring since 2004. The goal is to place faces on these tragedies. **More** than reflecting a failure of



the **unfortunate** victims, this is an adult failing. With proper application of campus police ...

### Another Alcohol-Related Frat House Fall Seriously Injures WSU Student

<https://www.boiseweekly.com/boise/another-drunken...house...student/Content?oid...>

Sep 21, 2015 - In 2012, following a rash of falls from **balconies** on the campus of Washington State University, Pullman, Wash. Mayor Glenn Johnson had a blunt reaction: "You can legislate, and there's still stupidity out there." Johnson's comments came in the wake of a series of separate **incidents** in which **students** fell ...

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### California balcony collapse: Six Irish students killed in balcony ...

[www.independent.co.uk](http://www.independent.co.uk) › News › World › Americas

Jun 16, 2015 - Six Irish **students** who were killed after a **balcony** collapsed during a party at an **apartment** building in the US have been named. ... after midnight local time. The **students** were at a 21st birthday party when the **accident** happened at **accommodation** popular with **students** of the nearby University of California.

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### Unruly behavior at student apartments has neighbors fed up | Local ...

[tucson.com/...student-apartments.../article\\_bdaaf1fd-4672-5a61-bc42-b83c07750fae....](http://tucson.com/...student-apartments.../article_bdaaf1fd-4672-5a61-bc42-b83c07750fae....)

Dec 9, 2014 - Neighbors say they have had enough with disruptive behavior from college **students** living in off-campus **housing**. A series of conversations have taken place after recent **incidents** of **students** throwing objects from **balconies** of high-rise **apartments** immediately north of the Islamic Center of Tucson.

---

### Tulane Student dies after fall from balcony | NOLA.com

[www.nola.com/crime/index.ssf/2014/11/tulane\\_student\\_dies\\_after\\_fall.html](http://www.nola.com/crime/index.ssf/2014/11/tulane_student_dies_after_fall.html)

Nov 10, 2014 - Benjamin Burlock, 20, a **student** in the School of Liberal Arts, fell from a **balcony** at Phelps **House** around 1:17 a.m. and sustained a head injury, the Tulane ... Tulane Police classified the **incident** as "an alcohol offense and underage alcohol consumption. ... Screen Shot 2014-11-10 at 7.44.14 PM.png.

---

### SDSU Student Falls Off Roof at Paseo Place Apartments, Dies - NBC 7 ...

<https://www.nbcsandiego.com/.../Woman-Falls-Off-Roof-Paseo-Place-San-Diego-Stat...>

A college-aged woman is in critical condition after she fell of the roof of a five-story **apartment** building near the SDSU campus. NBC 7's Matt Rascon reports on Nov. 7, 2014. (Published Friday, Nov. 7, 2014). A San Diego State **student** has died Friday after falling nearly 60 feet from the roof of an **apartment** complex near the ...

---

## Colleges consider why students are getting killed falling from buildings

<https://www.insidehighered.com/.../colleges-consider-why-students-are-getting-killed-...>

Apr 17, 2014 - The college believes the **incident** poses little legal risk, said John D. Bland, director of public relations, but administrators are still determining whether the window ... Eighteen-year-old Arizona State University **student** Naomi McClendon fell 10 floors off the **balcony** of an off-campus **apartment** in late March.

---

## Tempe police: ASU student in fatal fall was at banned frat's party

<https://www.azcentral.com/story/news/local/tempe/2014/...student.../7262599/>

Apr 3, 2014 - An 18-year-old Arizona State University **student** attended an off-campus party in Tempe sponsored by a banned fraternity before she plunged to her death early Sunday morning from a 10th-story **balcony**. Official said the party, sponsored by Alpha Epsilon Pi, encouraged binge drinking ...

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## ASU student hopes drunken balcony fall warns others - AZCentral.com

<https://www.azcentral.com/story/news/local/tempe/...student...balcony.../28407711/>

Jun 3, 2015 - Nicole May was a freshman at ASU when she fell from a third-floor **balcony** while in California; The **incident** happened after drinking at the University of California, San Diego ... May fell out of a **dorm balcony** at the University of California, San Diego in January **2014** after drinking, despite being under 21.

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## Highlands apartment balconies collapse leaving 15 injured - The ...

[www.reflector-online.com/.../article\\_6bf15794-728b-11e4-acc1-a7c62a10b011.html](http://www.reflector-online.com/.../article_6bf15794-728b-11e4-acc1-a7c62a10b011.html)

Nov 22, 2014 - Around 12:30 a.m. Saturday, the second and third floor balcony of an apartment on St. Andrews Lane in the Highlands Plantation collapsed, injuring 15 people...others across the street had been invited to party with the victims earlier that night.

---

## Two teenage students die after falling from south London balcony ...

[www.telegraph.co.uk](http://www.telegraph.co.uk) > News > UK News > Law and Order

Neighbours said a party was taking place inside the sixth-floor flat in Deptford when the 'tragic **accident**' involving two **students** occurred. ... 3:01PM BST 11 Jun **2014**. Two teenagers died after falling

---

## Student falls from balcony in State College, marks 7th incident of its ...

[www.pennlive.com/midstate/index.ssf/2014/01/student\\_falls\\_from\\_balcony\\_in.html](http://www.pennlive.com/midstate/index.ssf/2014/01/student_falls_from_balcony_in.html)



Jan 20, 2014 - STATE COLLEGE – A 19-year-old Penn State **student** was injured over the weekend after falling about 16 feet from a second-floor **balcony** of an **apartment** complex, according to State College police. State College Police Lt. Chris Fishel said police don't believe foul play was involved, but do suspect ...

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### [\\$5 Million Settlement for Wrongful Death Plaintiffs After Balcony Fall ...](#)

<https://www.awsmithlaw.com/5-million-settlement-for-wrongful-death-plaintiffs-after-...>

\$5 Million Settlement for Wrongful Death Plaintiffs After **Balcony** Fall - Columbia Injury Lawyer. ... On April 18, 2013, Ginger C, a local **student housing rental**-company owned by University of Missouri Professor Nakhle Asmar, contracted to purchase 507 S. Fourth Street in Columbia, Missouri, on contingency. Asmar had also ...

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### [Penn State student killed in fall from apartment balcony | Centre Daily ...](#)

[www.centredaily.com/news/article42834633.html](http://www.centredaily.com/news/article42834633.html)

Nov 16, 2013 - A 20-year-old Penn State **student** died early Saturday morning after he fell from a downtown **apartment balcony**, State College police said. ... 1998 to limit **balcony** problems after numerous **incidents** of residents throwing items, including themselves, off the **balconies** at **apartment** complexes in State College.

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### [Recent Alcohol-Related Student Deaths on College Campuses](#)

[compelledtoact.com/Tragic\\_listing/Main\\_listing\\_victims.htm](http://compelledtoact.com/Tragic_listing/Main_listing_victims.htm)

21, February 5, 2012, Presbyterian College, More Information, A fellow **student** found Kyle unconscious in a fraternity **house** early on Sunday. .... University's page, Shane Collins, March 13, 2009, Michigan State University, More Information, Shane fell to his **death** from an eighth-floor **balcony** during spring break in Miami ...

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### [Students who throw objects off City Hall balconies risk losing housing ...](#)

<https://www.gwhatchet.com/.../students-who-throw-objects-off-city-hall-balconies-risk...>

Aug 29, 2011 - The University warned City Hall residents who live in **balcony** rooms that they risk losing **housing** if objects are tossed off their terraces, three days after sending out an e-mail to **students** saying security cameras were installed to monitor the building after a handful of vandalism **incidents**. Three surveillance ...

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### [Alcohol likely involved in incident Student dies from balcony fall at party](#)

<https://stanforddailyarchive.com/cgi-bin/stanford?a=d&d=stanford20050504...2...>

May 4, 2005 - An 18-year-old University of Wisconsin male fell from a **balcony** on the 500 block of Mifflin Street Saturday night as the annual block party came to a close. Alcohol is said to be a

factor in th **accident**, according to a police release. Madison Police officers arrived at the Mifflin Street **house** slightly before ...

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### [Phi Delt student out of coma after fall: 10/98 - Stanford News](https://news.stanford.edu/news/1998/october21/fraternity1021.html)

<https://news.stanford.edu/news/1998/october21/fraternity1021.html>

Oct 21, 1998 - Michael Howard, who suffered severe head injuries after an apparent fall from a second-floor **balcony** at the Phi Delta Theta fraternity **house** on Oct. 10, ... of the Oct. 10 **incident**, the Police Department and the Office of **Student** Affairs alleged that alcohol had been served at an event in the **house** in violation ...

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### [Recent Alcohol-Related Student Deaths on College Campuses](http://compelledtoact.com/Tragic_listing/Main_listing_victims.htm)

[compelledtoact.com/Tragic\\_listing/Main\\_listing\\_victims.htm](http://compelledtoact.com/Tragic_listing/Main_listing_victims.htm)

2.

**Presented below** is an **unfortunate tabulation** of **deaths** where **alcohol use** by **college students** was the **cause** or a contributing factor, all occurring since 2004. The goal is to place faces on these tragedies. **More** than reflecting a failure of the **unfortunate** victims, this is an adult failing. With proper application of campus polices ... (documents many balcony fall deaths since 2004)

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**1973 77 Marshall Ave Apartments****Elevation of "underground" parking at East property line**

Page 11

902

4.32 in slope down over 24'

0.36 ft slope down over 24'

901.64 Proposed Elevation 4 ft from property line

from S1

900.7

900.9

901.2

900.9

900.7

900.7

900.85 Current

or from avg elevation

899.7

0.79	9.48
feet	inches

above grade

1.94	23.28
feet	inches

above grade

**Elevation of "underground" parking lowest level relative to 100 Yr HWL**

Page C4

891.14

890.14 less 1 ft

Page 11

891 interior lowest point

0.86	10.32
feet	inches

below 100yr HWL less 1 foot

**Question about interior side lot driveways**

see Exhibit B 12/21/2017

Submitted  
by Scott VanWert  
1985 Marshall Ave

Two calculations from  
from plans showing  
that the "underground"  
parking protrudes  
above grade  
Flood Plain

Rate control

2 minutes was  
too short

Also I believe the grade of  
was modified probably possibly without  
in recent years was  
a building permit by adding retaining  
walls at west & south edge  
of the property.

## Englund, Cherie (CI-StPaul)

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**From:** Hangatu Omar <hangatu.omar@gmail.com>  
**Sent:** Wednesday, January 03, 2018 4:53 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Apartment building on Marshall and Moore

Hello Ms. Englund--

My address is 401 Sibley St, Apt 446, St. Paul, MN, 55101.

Thanks!

Hangatu Omar

On Wed, Jan 3, 2018 at 3:32 PM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Omar,

I just want to send a clarification that I will need your address in order to include your letter in public testimony by 2:00 p.m. on Thursday, January 4, 2018.

Thank you,

Cherie



**Cherie Englund**

***Zoning Secretary***

Planning & Economic Development

25 West 4th Street, 1400 CHA

Saint Paul, MN 55102

P: 651-266-6561

The Most Livable  
City in America

F: 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



Making Saint Paul the Most Livable City in America

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**From:** Englund, Cherie (CI-StPaul)  
**Sent:** Wednesday, January 03, 2018 9:16 AM  
**To:** 'Hangatu Omar'  
**Subject:** RE: Apartment building on Marshall and Moore

Hello Mr. Omar,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**  
***Zoning Secretary***  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

P: [651-266-6561](tel:651-266-6561)

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City in America

F: [651-266-6549](tel:651-266-6549)

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



Making Saint Paul the Most Livable City in America

**From:** Hangatu Omar [<mailto:hangatu.omar@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 11:01 PM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Subject:** Apartment building on Marshall and Moore

Hello,

My name is Hangatu Omar and I am a resident of St. Paul. I am writing to support the building of an apartment complex on Marshall and Moore. It is important and necessary for the Twin Cities to respond to the local and national housing crisis by offering more housing for the local community.

Thank you.

## Englund, Cherie (CI-StPaul)

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**From:** Kasandra Crane <klyncrane@gmail.com>  
**Sent:** Tuesday, January 02, 2018 11:05 PM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org  
**Subject:** Opposing Marshall & Moore Project

Hello,

I am emailing you to protest the proposed building of the apartment complex, and especially the destruction of historic houses in the Merriam Park area. I believe that it would not only destroy the beauty but also the history of this neighborhood and take away from the wonderful aesthetic of Saint Paul that drew me to love this city enough to become a home owner here.

Thank you for your consideration,

Kasandra Michalak  
1106 Rose Ave East  
Saint Paul MN, 55106

## Englund, Cherie (CI-StPaul)

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**From:** Deborah Block <deborahcblock@gmail.com>  
**Sent:** Tuesday, January 02, 2018 11:26 PM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** I Oppose the Marshall & Moore Apartments

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission,

I am a long-time resident of St Paul, MN. I am writing to express my opposition to the Marshall & Moore Apartments project site plan review application.

Thank-you

Deborah Block  
1614 Reaney Ave  
St Paul, MN 55106

612-202-8528

## Englund, Cherie (CI-StPaul)

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**From:** Brian C. Martinson <brian.c.martinson@gmail.com>  
**Sent:** Wednesday, January 03, 2018 11:22 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: In support of development at Marshall and Moore.

Dear Ms. Englund:

Thanks for your reply to my email.  
Responding to your request for address info:  
Home: 1943 Princeton Ave, Saint Paul, MN 55105  
Duplex: 2131 St Clair Ave, Saint Paul, MN 55105

-Brian

On Wed, Jan 3, 2018 at 9:20 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:  
Hello Mr. Martinson,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,  
Cherie

Cherie Englund  
Zoning Secretary  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: [651-266-6561](tel:651-266-6561)  
F: [651-266-6549](tel:651-266-6549)  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)

Making Saint Paul the Most Livable City in America

-----Original Message-----

From: Brian C Martinson [mailto:[brian.c.martinson@gmail.com](mailto:brian.c.martinson@gmail.com)]  
Sent: Wednesday, January 03, 2018 12:06 AM  
To: Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council; Stark, Russ (CI-StPaul)  
Subject: In support of development at Marshall and Moore.

To the Saint Paul Planning Commission and City Council:

My name is Brian Martinson, I'm a resident in Ward 4 and I'm writing to express my support for the proposed housing development at the corner of Marshall and Moore.

In addition to the home we live in on the 1900 block of Princeton, my wife, Melissa, and I, own a duplex on the 2000 block of St. Clair. We also have friends who rent their dwellings in our neighborhood, and in combination,

these are constant reminders that St. Paul is in desperate need of more housing.

Sure, taking a short-sighted view, it might be in our near-term financial interests as landlords to have rental vacancy rates vanishingly low (easy to find tenants! can raise rents constantly!), but in the longer-run, this is not good for our City, and it's ultimately not good for the broad range of people who would like to call our neighborhood their own, but who simply won't be able to afford to do so.

I don't want to live in a neighborhood where a family has to have two six-figure incomes just to make their monthly housing payments!

I've previously expressed to Councilmember Stark my concerns about the current building moratorium in place on Marshall Ave. I was initially persuaded by his reassurances about it, but I'm newly concerned by what I've heard and read about the unruly mob of neighbors at a recent Union Park District Council meeting and their having apparently chased a developer away from a planned project on Iglehart. I'm sure these neighbors will be emboldened by this "success," of their angry and emotional appeals, to try to push further to delay and defer other projects, such as the one planned for Marshall and Moore. I wouldn't be a bit surprised to see them push for changing the RM2 zoning for this segment of Marshall.

More housing (and transit!) are needed for Saint Paul to thrive well into the future. Marshall Ave is an important junction of both housing and transit that warrants further development. I'm looking to the Planning Commission and the City Council to lead on these issues, and not be cowed by a bunch of unruly, fearful neighbors into making decisions that are ultimately not in St. Paul's long-term best interests.

Thanks for all you do for our City!

--

Brian C. Martinson, PhD

Senior Research Investigator | HealthPartners Institute

Research Scientist | Minneapolis VA - CCDOR

Associate Professor | Dept of Medicine, University of Minnesota

**Englund, Cherie (CI-StPaul)**

---

**From:** Julie Bolt <juliebolt16@gmail.com>  
**Sent:** Wednesday, January 03, 2018 8:07 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Merriam Park Development

To: The Saint Paul Planning Commission  
RE: Proposed 5 story Apartment Building at Marshall and Moore St.

I strongly oppose the size and scale of the proposed 5 story apartment building at Marshall Avenue and Moore Street.

I am a 28 year Merriam Park, St. Paul resident and recognize the improper development plan of this project.

It is too big and way too tall. Please review and reduce the scale to no more than 3 stories with appropriate parking for all unit owners.

Thank you.

Julie Bolt  
315 Moore Street  
St. Paul



## Englund, Cherie (CI-StPaul)

---

**From:** Lisa Albrecht <wordsforlisa@gmail.com>  
**Sent:** Wednesday, January 03, 2018 8:11 AM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** Marshall and Moore Development

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission,

I live at 1985 Marshall, right next door to the proposed development at 1977 Marshall. I cannot convey to you how heartbroken I am that this proposed project (many reasonable people are calling it a dormitory) is even being considered. I wish each and every one of you would drive here and see how this neighborhood cannot possibly absorb 61-30 additional cars on our streets. Come to our neighborhood and realize how there will no longer be any room to park for the Korean Church. Understand how 12 or more buses delivering children at the 4-Seasons Elementary School may have difficulty getting through the Moore\Marshall St. as cars are jockeying for parking spaces in the morning and afternoon.

In addition, the plans for this dorm now call for a **penthouse suite on the top 5<sup>th</sup> floor with a very large balcony**. A penthouse suite with a large balcony has connotations of a party suite. It is not a difficult jump to know what will occur in the Penthouse Suite on weekend or even week nights. **Sound travels. Alcohol amplifies**. This is directly across from our bedroom. The headlights from the proposed underground garage will also shine directly into our living room and additionally the 5-story height will directly shade our existing gardens.

I am not anti-student, nor opposed to density: I am the Leasing Agent for the Carleton Artist Lofts. I understand that with proper planning and consideration of infrastructure, density can be a blessing for many whose needs can be met with the light rail system. But this proposed structure has not been properly vetted. This proposed apartment building is **completely** out of character for our neighborhood and creates an undue burden upon the entire community.

I am asking you to take into account the many alcohol-related incidents with the St. Thomas University students and this new penthouse balcony. If you do a simple google search: "college students and balconies", you will come across page after page of **alcohol-related deaths from college students drinking on balconies**. It has become such an issue that most universities are no longer building dorms with balconies for fear of lawsuits. Some cities have actually banned balconies for student housing.

All of the multifamily residences in the area are a maximum of three stories; this proposed structure is much taller than other nearby buildings. **I am begging you to lower the overall height of the proposed five-story structure by one—or preferably two—stories. But particularly I beg you to remove this penthouse balcony that is pointed at our neighborhood like a loaded gun, ready to destroy our wonderful Merriam Park neighborhood.**

I am not going to lie: This dorm will destroy my quality of life forever. But it will destroy the **livability of the Merriam Park neighborhood forever as well.**

I believe you must be on this committee because you love St Paul and its people: **please, please do not rubber stamp this project: look at it more closely for everyone's sake, including for the student's safety.**

**Sincerely,**

**Lisa Albrecht**

## Englund, Cherie (CI-StPaul)

---

**From:** Anna M Nelson <morrison.anna@gmail.com>  
**Sent:** Wednesday, January 03, 2018 9:46 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall/Moore Development Support

Sure thing -

400 Marquette Ave, #2607,  
Minneapolis, MN 55401

Anna M. Nelson  
[amnstrategy.co](http://amnstrategy.co)  
612-799-6703

On Wed, Jan 3, 2018 at 9:43 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Ms. Nelson,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**  
*Zoning Secretary*

Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

P: [651-266-6561](tel:651-266-6561)

The Most Livable  
City in America F: [651-266-6549](tel:651-266-6549)

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Anna M Nelson [mailto:[morrison.anna@gmail.com](mailto:morrison.anna@gmail.com)]  
**Sent:** Wednesday, January 03, 2018 9:41 AM  
**To:** Englund, Cherie (CI-StPaul); #CI-StPaul\_Council; #CI-StPaul\_Ward4  
**Subject:** Marshall/Moore Development Support

Hello there,

I am writing you **in support** of the development at Marshall and Moore.

Although I am a Minneapolis resident, I see Minneapolis & St. Paul as closely connected when it comes to the impact of development and housing on our broader system. Together, Minneapolis and St. Paul have a housing crisis. We need more housing all over the Twin Cities, at all price points. And especially in areas like this one - walkable to transit, university, and retail.

Please don't let a small minority of loud voices impact what's best for the neighborhood and our entire community at large. Every neighborhood has handfuls of people who oppose change; if we listen to them, we let the very few profit off at the expense of the rest of us.

Thank you,

Anna M. Nelson

612-799-6703

## Englund, Cherie (CI-StPaul)

---

**From:** Ryan Ricard <wally@firewally.net>  
**Sent:** Wednesday, January 03, 2018 9:52 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Proposed apartment buildint on Marshall and Moore

I live at 407 Snelling Ave S. Thanks!

On Wed, Jan 3, 2018, at 7:46 AM, Englund, Cherie (CI-StPaul) wrote:

> Hello Mr. Ricard,  
>  
> Thank you for your email regarding Marshall & Moore Apartments. Will  
> you please send me your property address? I will make sure to include  
> your email into public testimony.  
>  
> Thank you,  
> Cherie  
>  
> Cherie Englund  
> Zoning Secretary  
> Planning & Economic Development  
> 25 West 4th Street, 1400 CHA  
> Saint Paul, MN 55102  
> P: 651-266-6561  
> F: 651-266-6549  
> [cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
>  
> Making Saint Paul the Most Livable City in America  
>  
> -----Original Message-----  
> From: Ryan Ricard [<mailto:wally@firewally.net>]  
> Sent: Wednesday, January 03, 2018 9:42 AM  
> To: Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
> Cc: #CI-StPaul\_Ward4  
> Subject: Proposed apartment buildint on Marshall and Moore  
>  
> Members of the Planning Commission and City Council,  
>  
> My name is Ryan Ricard and I live in ward 3 on Snelling Ave. I'm  
> writing in support of the proposed apartment building on Marshall &  
> Moore because St. Paul's rental vacancy rate is 2.3% and that is  
> predictably causing rents to rise across the city. We need to make it  
> easier to build new housing of all sorts.  
>  
> Thanks,  
> Ryan Ricard

## Englund, Cherie (CI-StPaul)

---

**From:** Michael Sonn <sonn.michael@gmail.com>  
**Sent:** Wednesday, January 03, 2018 10:40 AM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4; #CI-StPaul\_Ward3  
**Subject:** 1973 & 1977 Marshall Ave Development

Planning commission and Council Members,

The twin cities are in the midst of a housing crisis with vacancy rates below 3% and ever rising rents. We need to be aggressively building new housing, especially in areas that are walkable, bikeable, and along a major transit line.

I have a newborn son that will need this housing in 20 years. We've failed the current generation by not investing in new housing during the 1980s & 1990s, and now we lack Naturally Occurring Affordable Housing (NOAH). If we fail again to build NOAH, my son's outlook is very grim indeed.

While historic homes are a great amenity for the wealthy, St Paul and the Twin Cities region need bedrooms. By continuing to listen to only single family home property owners, we are robbing ourselves of future neighbors, future tax revenue, and future housing options for a growing population.

This develop requires no variances and fits into the current RM2 zoning. It was submitted to the city before the moratorium took place. I see no reason to deny this development.

Thank you,

Mike Sonn  
1458 Wellesley

## Englund, Cherie (CI-StPaul)

---

**From:** Joseph A. Amara <joseph.a.amara@gmail.com>  
**Sent:** Wednesday, January 03, 2018 12:06 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** RE: Opposition to the Marshall & Moore Apartments project site plan review application.

Well met Ms Englund,

I guess if it is required to be heard I give permission to expose my personal information. I assume that if I am consequently harassed by these powerful, moneyed interests, that I can draw such to your offices attention?

Be well and free,  
Joseph Amara

On Jan 3, 2018 12:00 PM, "Englund, Cherie (CI-StPaul)" <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Amara,

Thank you for your address. I understand your concern for privacy, however, in order for your letter to be added into public testimony and be counted, will require your address to be included. All letters received will have the property address shown whether the writer is in favor or opposition. If you would like me to omit your letter due to this, please let me know by 1:00 p.m. on Thursday, January 4<sup>th</sup>.

If you have further questions, please feel free to call or email me.

Thank you,

Cherie



**Cherie Englund**  
***Zoning Secretary***  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: [651-266-6561](tel:651-266-6561)

F: 651-266-6549

cherie.englund@ci.stpaul.mn.us



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**From:** Joseph A. Amara [mailto:joseph.a.amara@gmail.com]  
**Sent:** Wednesday, January 03, 2018 11:43 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** RE: Opposition to the Marshall & Moore Apartments project site plan review application.

Well met Cherie,

Thank you for hearing me on this issue! I very much appreciate it.

I do not want it published publicly but I live at 1720 W. Minnehaha Ave., St.Paul MN 55104.

The business in Dinkytown I mentioned I used to own was Magus Books bookstore. I sold my shares in 2013 and there is a head-shop there now.

Please let me know if you need anything else.

Thanks again for your attention!

Joseph Amara

On Jan 3, 2018 11:00 AM, "Englund, Cherie (CI-StPaul)" <cherie.englund@ci.stpaul.mn.us> wrote:

Hello Mr. Amara,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.



Thank you,

Cherie



**Cherie Englund**

***Zoning Secretary***

Planning & Economic Development

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F: 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Joseph A. Amara [<mailto:joseph.a.amara@gmail.com>]

**Sent:** Wednesday, January 03, 2018 10:53 AM

**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); [dan.edgerton@stantec.com](mailto:dan.edgerton@stantec.com); [blindeke@gmail.com](mailto:blindeke@gmail.com); [cedrick.baker@gmail.com](mailto:cedrick.baker@gmail.com); [adejoy@esndc.org](mailto:adejoy@esndc.org); [christopher.james.ochs@gmail.com](mailto:christopher.james.ochs@gmail.com); [ecr@trios-llc.com](mailto:ecr@trios-llc.com); Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7

**Subject:** Opposition to the Marshall & Moore Apartments project site plan review application.

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission,

My name is Joseph Amara and I live on the 1700 block of W. Minnehaha Ave (55104).

I am writing to express my opposition to the Marshall & Moore Apartments project site plan review application.

I believe that this sort of change to historical neighborhoods in our community has a net negative effect upon quality of life and cohesiveness within our beloved communities.

From 1997 to 2013 I owned and operated a small business in the Dinkytown neighborhood of Historical Minneapolis and I saw, over that period, this same neighborhood and its quality of life progressively degrade from developments such as the one proposed until it reached a point, last year that I would say that it has

disappeared completely. It is now a cold, unfriendly place where neighbors do not know each other or even are inclined to communicate at all.

St. Paul, being the more historically friendly and community minded of the two cities should strongly resist this show erosion into corporate, impersonal quality of life.

I write to you today to express my own such resistance!

Thank you for your attention,

Joseph Amara

## Englund, Cherie (CI-StPaul)

---

**From:** Adam Miller <amiller92@gmail.com>  
**Sent:** Wednesday, January 03, 2018 11:11 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re:

4931 18th Ave S  
Minneapolis

On Wed, Jan 3, 2018 at 11:08 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Miller,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,

Cherie



**Cherie Englund**

**Zoning Secretary**

Planning & Economic Development  
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Saint Paul, MN 55102

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[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Adam Miller [mailto:[amiller92@gmail.com](mailto:amiller92@gmail.com)]  
**Sent:** Wednesday, January 03, 2018 11:06 AM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:**

All,

I don't live in St. Paul, but I'm a regular visitor and St. Paul shopper as I live right across the river in Minneapolis. I wanted to write a short note of support for the apartment development at Marshall and Moore.

We're in the middle of a housing crisis in the Twin Cities, especially in the most desirable locations that are served by transit and within walking distances of daily needs like this one. People want to live in the St. Paul. If there's any hope at all of keeping St. Paul neighborhoods affordable - one might say livable for all - the city needs to add housing.

A growing city is an exciting, dynamic and healthy thing. Keep it going by saying yes to more housing.

Regards,

Adam Miller

## Englund, Cherie (CI-StPaul)

---

**From:** Bill Olbrisch <billolbrisch@gmail.com>  
**Sent:** Wednesday, January 03, 2018 12:45 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** RE: proposal for apartments at Marshall and Moore

Bill Olbrisch  
682 Selby #2  
Saint Paul, MN 55104

---

**From:** Englund, Cherie (CI-StPaul)  
**Sent:** Wednesday, January 3, 2018 11:33 AM  
**To:** Bill Olbrisch  
**Subject:** RE: proposal for apartments at Marshall and Moore

Hello Mr. Miller,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,  
Cherie



**Cherie Englund**  
*Zoning Secretary*

Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: 651-266-6561  
F: 651-266-6549  
cherie.englund@ci.stpaul.mn.us

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---

**From:** Bill Olbrisch [<mailto:billolbrisch@gmail.com>]  
**Sent:** Wednesday, January 03, 2018 11:14 AM  
**To:** Englund, Cherie (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Council  
**Subject:** proposal for apartments at Marshall and Moore

To the Planning Commission and City Council,

I am Bill Olbrisch, and I am a resident of Ward 1 in Saint Paul. I vote in every election. I am writing in support of the proposed apartment building at Marshall and Moore. I was very interested in citizen and media coverage of the recent community meeting that included the discussion of the proposal. I was quite dismayed to hear the arguments in opposition to this and other eminently sensible proposals. Opposition to urban planning based on animosity towards students or sentimentality about where professional athletes may or may not have played as children makes very little sense to me.

We are in the midst of a housing crisis in our metropolitan area and the people most squeezed by the crisis are the ones least likely to be able to engage at the neighborhood meeting level. I expect you to provide leadership, even if it means you have to stand up to vocal homeowners. We need more of these kinds of projects and we need for you work to remove obstacles to them.

Bill Olbrisch

## Englund, Cherie (CI-StPaul)

---

**From:** Anton Schieffer <anton612@gmail.com>  
**Sent:** Wednesday, January 03, 2018 12:35 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall and Moore apartment

As I mentioned, I'm a Minneapolis resident, but my address is 1727 3rd St (55413) if that's helpful. Thank you!

Anton

On Jan 3, 2018, at 11:45 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Schieffer,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address? I will make sure to include your email into public testimony.

Thank you,  
Cherie

<image001.jpg> **Cherie Englund**  
*Zoning Secretary*  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: 651-266-6561  
F: 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
<image002.png><image003.png><image004.png><image005.jpg>  
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**From:** Anton Schieffer [<mailto:anton612@gmail.com>]  
**Sent:** Wednesday, January 03, 2018 11:22 AM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Marshall and Moore apartment

Planning Commission and Council,

My name is Anton Schieffer and I'm a resident of Minneapolis. Both Minneapolis and St. Paul have witnessed extensive vocal opposition to new housing in recent years. But neither of our cities can or will remain exactly the same forever. More residents are moving to urban areas and we need enough housing for everyone or the costs of housing will continue to skyrocket.

We are in the middle of a regionwide housing shortage and we need more housing. Please support the proposed housing on Marshall and Moore. Thank you,

Anton Schieffer

## Englund, Cherie (CI-StPaul)

---

**From:** Kateri Routh <katerirouth@gmail.com>  
**Sent:** Wednesday, January 03, 2018 11:39 AM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** In support of apartment at Marshall and Moore

To the Planning Commission and City Council,

My name is Kateri and I'm a resident of ward 1 in Saint Paul. I'm very aware of the lack of housing in St. Paul and as such am in favor of this proposed apartment building on Marshall and Moore. St. Paul needs to lead, and moving this proposed building forward is a great step at improving our community and addressing actual needs of our community.

Please step up and be the welcoming city I know St. Paul to be!

Thank you,

Kateri Routh  
2093 Stanford Ave.  
St. Paul



## Englund, Cherie (CI-StPaul)

---

**From:** \*CI-StPaul\_Contact-Council  
**Sent:** Wednesday, January 03, 2018 12:19 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** FW: In support of the development at Marshall and Moore



**Katie Burger**

**Executive Assistant**

St. Paul City Council and City Clerk  
15 West Kellogg Boulevard, Suite 310  
Saint Paul, MN 55102  
651-266-8560  
[kathryn.burger@ci.stpaul.mn.us](mailto:kathryn.burger@ci.stpaul.mn.us)

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**From:** Katie Daigh [<mailto:katie.daigh03@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 7:10 PM  
**To:** [herie.englund@ci.stpaul.mn.us](mailto:herie.englund@ci.stpaul.mn.us); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** In support of the development at Marshall and Moore

To the Planning Commission and City Council,

I'm Katie Daigh, a Ward 3 Resident in Saint Paul. I'm writing a brief note in support of the proposed apartments at Marshall and Moore.

We are in the midst of a housing crisis. Every Ward needs more affordable housing. It will not get better without political will.

Your Neighbor,

Katie Daigh  
525 Montrose Ln.  
55116

## Englund, Cherie (CI-StPaul)

---

**From:** Pat Thompson <pat@marksimonson.com>  
**Sent:** Wednesday, January 03, 2018 12:33 PM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Support for Marshall & Moore apartment building

Hello, St. Paul Planning Commission and City Council,

I am a Ward 4 resident and I write to support the plan for the apartment building at Marshall and Moore.

I am part of Transition Town - All St. Anthony Park, which works for a smaller carbon footprint in a stronger community. We want to see St. Paul as a whole become a denser city that can be run more sustainably, and this building is one small part of that change.

On top of the environmental argument for the building, we lack enough housing for people at all income levels. Market-rate housing is important, too, because increasing supply affects the overall market.

We as a city need to walk the talk.

--  
Pat Thompson  
1496 Raymond Avenue

## Englund, Cherie (CI-StPaul)

---

**From:** Carol Carey <ccarey@historicsaintpaul.org>  
**Sent:** Wednesday, January 03, 2018 12:50 PM  
**To:** dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; shannon@hocmn.org; krisfredson@gmail.com; #CI-StPaul\_Ward4; Henningson, Samantha (CI-StPaul); julie@unionparkdc.org; Diatta, YaYa (CI-StPaul); Anderson, Tia (CI-StPaul); Johnson, Tony (CI-StPaul); Englund, Cherie (CI-StPaul)  
**Subject:** HSP letter re: Marshall & Moore site plan review  
**Attachments:** HSP\_Marshall & Moore\_1.3.18.pdf; 2017-12-15 Merriam Park Historic Resource Survey area map.pdf; Charles Buechner info 1.pdf

Dear Cherie-

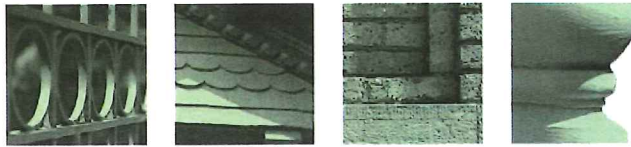
Please see the attached letter and other materials in reference to the Marshall and Moore site plan review. We hope our concerns are considered in deliberation on the issue.

Thank You,  
Carol Carey

Carol Carey  
Historic Saint Paul  
400 Landmark Center, 75 West 5th Street, Saint Paul MN 55102  
cell 612.226.5517 office 651.222.3049 [www.historicsaintpaul.org](http://www.historicsaintpaul.org)  
celebrate cultural heritage | renew neighborhoods | strengthen community



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)



## HISTORIC SAINT PAUL

3 January 2018

Zoning Committee of Saint Paul Planning Commission  
c/o Cherie Englund, Zoning Committee Secretary  
Saint Paul Department of Planning & Economic Development  
25 4th Street West #1400  
Saint Paul, MN 55102

Sent via email to [cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)

Re: Marshall & Moore Apartments site plan review, File #17-206385

Dear Chair Edgerton and Members of the Committee:

Historic Saint Paul's mission is to preserve and promote the cultural heritage, character, and vitality of Saint Paul neighborhoods. We therefore encourage the Zoning Committee and Planning Commission to deny approval of the proposed site plan for the Marshall & Moore Apartments, as it conflicts significantly with policies contained in the city's comprehensive plan and the adopted 2016 Union Park Community Plan (as others have outlined). It therefore does not conform to one of the required findings for site plan review (Sec. 61.402(c)(1)).

In addition, the city's Heritage Preservation Commission very recently directed staff to prepare a designation study and nomination form for the Merriam Park historic district that was recommended in the 1983 city-wide historic resources survey and in the city's 2001 Saint Paul Real Estate Development 1880-1950 context study.

Both houses on the subject site, at 1973 and 1977 Marshall Avenue, are located within this potential historic district. Both houses were built in 1906 and the Albert & Agnes Fry House at 1977 Marshall was designed by prominent Saint Paul architect Charles Buechner (see attachments re: Buechner). Demolition of the houses, therefore, would likely conflict with the required finding that the project is consistent with the "Preservation of . . . historically significant characteristics of the city . . . ." (Sec. 61.402(c)(3))

Historic Saint Paul concurs with what city planner Kady Dadlez wrote in the city's November 9 Site Plan Review Report for this project: "Generally speaking the comprehensive plan calls for increased density in residential corridors consistent with the prevailing character and overall density of the area. The Union Park Community Plan, an addendum to the comprehensive plan, calls for finding a balance that preserves desirable assets and neighborhood character while evolving to meet present and future needs."

The proposed project is contrary to these adopted planning principles and policies. It is diametrically inconsistent with the prevailing character and overall density of the area. There

are no five-story residential buildings in the surrounding area; two and three story buildings predominate. If Saint Paul is to thoughtfully and successfully integrate the past, present, and future, and enhance rather than diminish the character of its great neighborhoods, the city must ensure that new development is compatible with the character of those neighborhoods – including scale.

In addition, given the pending Merriam Park designation study by the city, demolition of the two houses would be premature and conflict with adopted preservation policies in the city's comprehensive plan that support the preservation of historic resources. Among them, the Historic Preservation Chapter of the comprehensive plan sets forth seven preservation strategies, one of which is:

*Strategy 4: Preserve and Protect Historic Resources*

*Given the many benefits associated with preserving historic resources, it must be recognized that there is a finite number of irreplaceable historic resources in Saint Paul. To ensure that these limited historic resources retain their ability to convey their meaning and are preserved for future generations to appreciate and enjoy, they must be properly protected.*

*There are a variety of threats facing historic resources, including demolition by neglect and purposeful destruction; development pressures, such as potential impacts from the Central Corridor light rail (LRT) project on surrounding historic resources; owners who do not properly maintain their buildings; challenges to finding new uses; and even natural disasters. Since historic resources tend to be somewhat unique, there are an equal number of challenges when it comes to preserving them. Consequently, many factors need to be considered before selecting a preferred approach to preserving and protecting a historic resource.*

*Undesignated Historic Resources*

*Only a small percentage of significant historic resources are designated as heritage preservation sites. Currently, significant, but undesignated, historic resources, including properties listed on the NRHP, could be significantly altered or destroyed without consideration by the HPC. Some level of protection should be provided to undesignated historic resources until the HPC has had an opportunity to consider the significance of a property and act to protect it.*

*4.3. Protect undesignated historic resources.*

*Protect any undesignated property that is eligible for local designation or listing on the NRHP from destruction or a substantial loss of historic character until the HPC has an opportunity to consider alternatives to adverse effects, or pursue historic designation of the property, and/or find parties interested in acquiring and preserving it (see Strategy HP-1);*

- a. Develop a demolition delay clause in the historic preservation ordinance to allow for the consideration of undesignated historic resources during City permitting processes; and*
- b. Implement interim protection for historic resources going through the heritage preservation designation process.*

The proposed demolitions also conflict with a number of land use and historic preservation policies in the Union Park Community Plan, as others have described.

Please understand the need to encourage and allow new development that is compatible with the character of the city's neighborhoods, while allowing them to grow, and vote to deny approval of the proposed site plan.

Sincerely yours,



Carol Carey  
Executive Director

Attachments:

Architect Charles Buechner biographical info from *Minnesota Architects* and index from *AIA Guide to the Twin Cities*  
Map of potential Merriam Park Heritage Preservation District

Copied via email to:

Zoning Committee members Cedrick Baker, Anne DeJoy, Shannon Eckman, Dan Edgerton,  
Kris Fredson, Bill Lindeke, Christopher Ochs & Betsy Reveal  
Councilmember Russ Stark  
Samantha Henningson  
Julie Reiter, Union Park District Council  
Yaya Diatta, DSI  
Tia Anderson, DSI  
Tony Johnson, PED

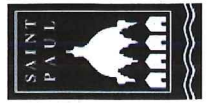




Printed: 12/15/2017 5:07:26 PM Document Path: K:\GIS\Data and Research Requests\2017\2017\_12\_15\_Merriam\_Park\_Historic\_Resource\_Survey\2017\_12\_15\_Merriam\_Park\_Historic\_Resource\_Survey.mxd

In the area outlined at left:  
49 sites have been inventoried  
46 of 239 land parcels have been inventoried

**Potential Merriam Park  
Historic Resource Survey Area**  
Interactive version at <http://arcg.is/2yFo4h9>  
December 15th, 2017





ry A. Meyers residence,  
ith, 1910 (William T.  
' and Carl Nystrom).  
tograph courtesy of  
thwest Architectural  
lives, University of  
nesota.

ed their partner-  
he Architects  
eau, an organi-  
came national  
ided architect-  
ensive houses  
war housing

onia in Minne-

Mark, 519 Oak  
polis (1908-11)  
odist Church, 511  
inneapolis (1916)  
s Building, 1200  
neapolis (1922)

was born in  
July 21, 1906. He  
versity of Minne-  
cture in 1930  
year in various

Minneapolis architectural offices, joined  
Hans Wessel in partnership. Marvin  
Kline became a partner in 1934 and the  
partnership continued until the early  
1960s. Brunet left the partnership about  
1966 and moved to Santa Fe, New Mexico,  
where he joined Philippe Register and  
Terrance Ross as a partner. He retired in  
1980 and resided in Santa Fe.

#### Notable Buildings

V. Mel Kaufmann residence, 20 Park Lane,  
Minneapolis (1935)

#### Emma Brunson (1887-1980)

Emma F. Gruetzke was born on February  
17, 1887, probably in St. Paul. Her early  
life and education are unknown. She  
married Harry S. Brunson, a St. Paul  
boiler inspector, and began working for  
Augustus Gauger as a draftsman in 1905.  
She continued with Gauger until 1920,  
then she set up her own practice, which  
she maintained as a one-person office  
until her retirement in 1968. Her practice  
consisted mainly of residences.

Brunson died in St. Paul on December  
5, 1980.

#### Notable Buildings

Hugo Koch residence, Osceola Avenue  
between Albert and Hamline Avenues,  
St. Paul (1923)

Emma Brunson residence, Maryland  
Street between Arcade and Mendota  
Streets, St. Paul (1925)

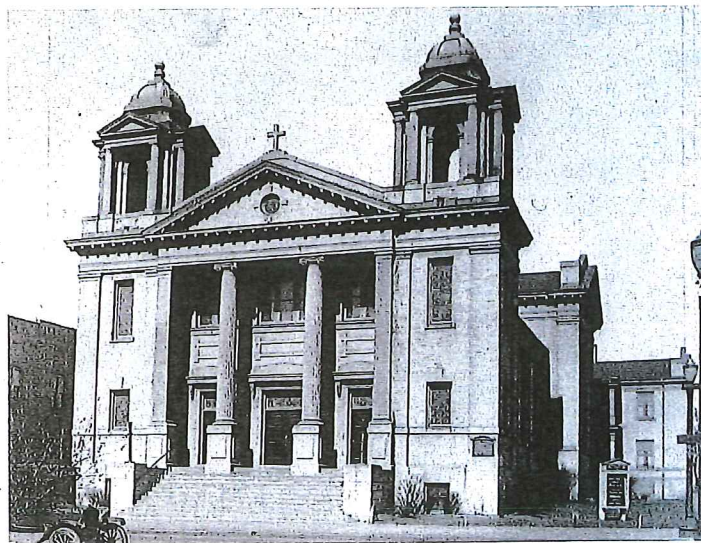
Theodore Maier residence, 616 Gotzian,  
St. Paul (1926)

C. E. Smith residence, 673 Nebraska  
Avenue, St. Paul (1926)

#### Charles Buechner (1859-1924)

Charles William Buechner was born in  
Darmstadt, Germany, on April 27, 1859,  
the son of Carl Ernst and Josephine  
(Buchs) Buechner. Young Charles was  
educated in France and Germany, ending  
his education at Solothurn, Switzerland.  
It is not known when he immigrated  
to the United States, but he arrived in  
St. Paul in 1874 and began working as a  
surveyor for the St. Paul, Milwaukee and

Christ Lutheran Church,  
St. Paul, 1913 (Buechner  
& Orth). Photograph  
ca. 1930. Courtesy of  
Minnesota Historical  
Society.





Manitoba Railway. He was later employed in the Tracks, Bridges and Buildings Division of the Northern Pacific Railway and, in 1883, began an architectural apprenticeship in the office of Clarence Johnston. Buechner left Johnston in 1892 and started his own practice as a partner of John H. Jacobsen for the next ten years. At Jacobsen's death in 1902, Buechner joined Henry Orth in partnership for the rest of his career. The firm of Buechner and Orth specialized in courthouses, theaters, and public buildings.

Buechner died in St. Paul on August 13, 1924.

#### *Notable Buildings*

Dr. Edward Walther residence, 443 Dayton Avenue, St. Paul (1893) (Buechner & Jacobsen)

Lac Qui Parle County Courthouse, Madison (1899) (Buechner & Jacobsen)

Norwegian Evangelical Lutheran Church (now Christ Lutheran Church), University Avenue and Park Street, St. Paul (1913) (Buechner & Orth)

#### **Carl Buetow (1893–1987)**

Carl Herbert Buetow was born on December 28, 1893, in St. Paul. He attended public schools in the city and in February 1910, after graduating from high school, began working as a draftsman in the office of Reed and Stem in St. Paul, to study architecture. Buetow attended night school at the University of Minnesota and took courses in mathematics, architectural modeling, and engineering and drawing. After about three and a half years with Reed and Stem, Buetow moved to Clarence H. Johnston's office, where he remained for about two and a half years. He then joined Alban & Lockhart for two

years (1915–17), section of a number the start of World he worked for the road as a draftsman for a time. As soon Buetow joined L& in St. Paul, where enough to finish (now Samaritan) district.

Following his Bassindale, Buetow head of the architectural the Louis F. Dow of small-town bar office of the city. After three and a formed his own firm.

In the 1930s and he was hired by the in its WPA and for a variety of public including hospitals. He resumed his practice war and retired in

Buetow died in 1987.

#### *Notable Buildings*

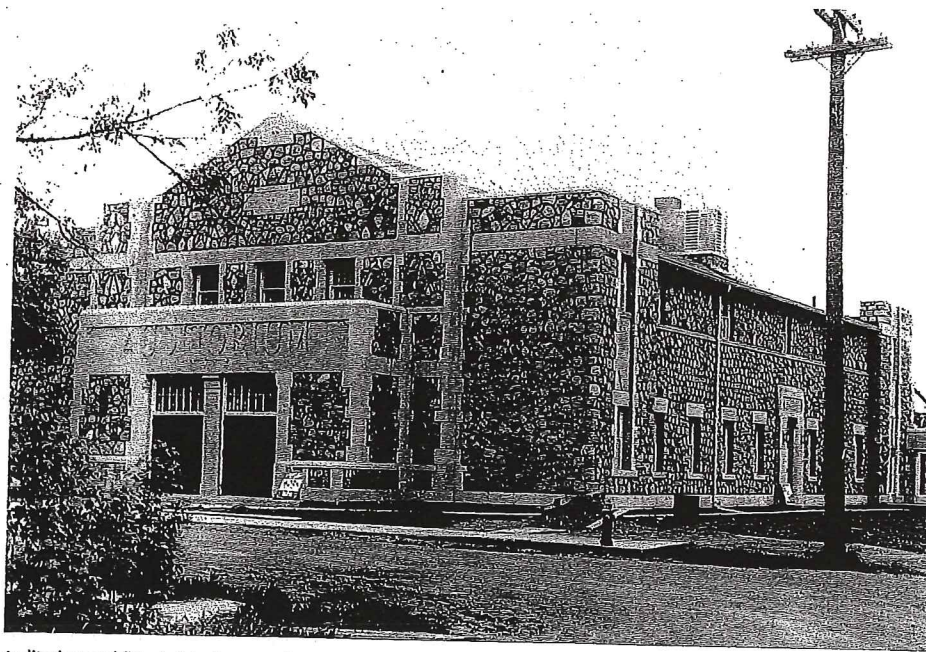
Northern Pacific (Samaritan Hospital), ca. 1988) (with

Hospital, Glencoe Auditorium and fire station (1935)

Memorial Hospital (1948)

Hospital, Redwood

**Gerald Buetow** (1 Gerald Herbert Buetow 15, 1917 in St. Paul, the University of M



Auditorium and fire station, Deerwood, 1935 (Carl Buetow). Photograph ca. 1940. Courtesy of Minnesota Historical Society.

B. 70f8



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## Englund, Cherie (CI-StPaul)

---

**From:** Lorraine Larson <llarson5@centurylink.net>  
**Sent:** Wednesday, January 03, 2018 1:03 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** julie@unionparkdc.org  
**Subject:** Proposed Apartment Building at Marshall and Moore

Dear Ms. Englund

I have lived on Temple Court in the Meriam Park neighborhood since 1992. I have greatly appreciated the neighborhood for its primarily single family dwellings and quiet character. There are two houses renting to students down the block from me. They have never posed much of a problem and I do know that students need places to live as they pursue their education. (I am much more supportive of scattered site student housing.)

However, the proposed apartment building at Marshall and Moore is another matter entirely, and I am writing to state my opposition to its construction in its current form.

1. Having approximately sixty students clustered in one building amounts to little more than an unsupervised dormitory. If this building is built as is, I fully expect more noise, nuisance and police calls.
2. The proposed building's five story height is too tall for the neighborhood; all other apartment buildings in the neighborhood are three stories or less.
3. The proposed building's design is not in keeping with the older more traditional look and feel of the neighborhood.

None of the above promises anything good for the Merriam Park neighborhood.

I am in cautious support of the November 6, 2017 letter from the Union Park District Council that lays out problems in more detail and suggests possible solutions. Please convey my concerns to the Zoning Committee as a part of its January 4<sup>th</sup> meeting. Thank you.

Lorraine M. Larson  
2127 Temple Court  
Saint Paul

**Englund, Cherie (CI-StPaul)**

---

**From:** Dan Hintz <dehintz@hotmail.com>  
**Sent:** Wednesday, January 03, 2018 1:09 PM  
**To:** Englund, Cherie (CI-StPaul); #CI-StPaul\_Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Marshall and Moore Project

Dear Planning Commission and City Council:

I write to express my support for the proposed apartment building on Marshall and Moore. The Twin Cities has a housing shortage and needs projects like this to alleviate that shortage. Do not let a vocal minority get in the way of doing what needs to be done for St. Paul.

Dan Hintz  
672 Sue Place  
St. Paul, MN 55116  
651-269-3511

## Englund, Cherie (CI-StPaul)

---

**From:** Jeff Christenson <Jeff\_Christenson@ajg.com>  
**Sent:** Wednesday, January 03, 2018 1:11 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** \*CI-StPaul\_Contact-Council; #CI-StPaul\_Ward4  
**Subject:** Development at Marshall and Moore

Good afternoon,

I'm a 17-year St. Paul resident who recently moved with my wife and three kids from the Lex-Ham neighborhood (living on Marshall, incidentally) to the Macalester Groveland neighborhood. I'm writing today to express my support for the planned development at Marshall and Moore, for the following reasons.

First, as I am sure you know, the supply of rental housing in St. Paul and the rest of the metro area is dangerously low. The current vacancy rate is slightly above 2%, while a healthier vacancy rate is more like 5%. Insufficient supply leads landlords to increase rents and gives them more power to neglect their properties, since tenants have fewer alternatives.

Second, I do not find persuasive the concerns some neighbors have about preserving houses that may have some historical significance. To stall development given the current data on average rents and vacancy rates is to send a message to St. Paul residents that homeowners are valued above renters and that the City Council can be tempted by claims of historical significance regardless of whether or not those claims are valid.

Third, a cursory look at current demographic trends suggests that building housing stock for an increasingly small household (I believe that the median household size in St. Paul is around 2) is wise. It's impractical to maintain as many large single-family homes as we currently have in St. Paul.

Fourth and finally, Marshall Avenue is precisely the type of corridor along which we should be building denser housing. It's on a bus line, it connects across the river, and it's near the University of St. Thomas as well as other schools.

Thank you!

Jeff

**Jeff Christenson, J.D.**  
1482 Lincoln Ave.  
St. Paul, MN 55105

## Englund, Cherie (CI-StPaul)

---

**From:** Lori Brostrom <lbrostrom@comcast.net>  
**Sent:** Wednesday, January 03, 2018 1:58 PM  
**To:** dan.edgerton@stantec.com; Englund, Cherie (CI-StPaul); blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul)  
**Cc:** Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); Noecker, Rebecca (CI-StPaul); Prince, Jane (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Please Oppose the Development at 1973/1977 Marshall Avenue

Dear Mr. Edgerton and Members of the Zoning Committee;

I am writing to ask that you oppose the proposed development at 1973/1977 Marshall Avenue at tomorrow's Zoning Committee meeting.

A one-year development moratorium was passed this fall by the City Council that encompasses this site. The intent was specifically to evaluate the impact of destruction of the type of historic housing that would be destroyed should this type of development proceed. In order to get in under the deadline ahead of the moratorium, the developer submitted a poorly thought-out plan which, among other things:

- Far exceeds the allowed density for this site based upon the current zoning
- Exceeds the allowed height for the current zoning
- Offers grossly insufficient parking, putting an onerous burden on a neighborhood that already struggles with parking and traffic
- Would, due to its density, height and mass, negatively impact surrounding homes due to noise, vehicle traffic, impairment of light and air, potential for storm water runoff, loss of privacy
- Add more student housing to a neighborhood which already struggles with high levels and the attendant behaviors which the University of St. Thomas cannot control, nor ameliorate by supplying more student housing itself

If built, this development would permanently and adversely impact this neighborhood's character at a time when it is vulnerable, as acknowledged by the moratorium. The structures that would be torn down at the site are very likely historically contributing, and their loss would significantly diminish the historic character and significance of this neighborhood.

Moreover, this development is counter to the Union Park 10-Year Comprehensive Plan, which calls for preserving the traditional/historic feel of the neighborhood and the single-family homes which contribute to its character. Further, my understanding is that work is underway to conduct a historic survey of this area of Merriam Park, recognizing the importance of protecting this part of the City and preserving its unique character.

Please do not allow this development to proceed and erode an important historic resource that is critical to protecting the fabric of a city which values its heritage.

Thank you,

Lori Brostrom  
710 Summit Avenue  
St. Paul, MN 55105

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Virus-free. [www.avast.com](http://www.avast.com)

## Englund, Cherie (CI-StPaul)

---

**From:** Anders Bloomquist <anders.bloomquist@gmail.com>  
**Sent:** Wednesday, January 03, 2018 3:17 PM  
**To:** Englund, Cherie (CI-StPaul); #CI-StPaul\_Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Apartment on Marshall & Moore

To the Planning Commission & City Council

As a Ward 3 resident I wish to write in support of the proposed apartment building on Marshall & Moore.

Ideally I prefer that the city take possession of vacant properties and upgrade them for municipal housing purposes to alleviate housing insecurity in the Twin Cities metro. However, if that is not an option then I understand the need to allow private developers to build new structures and increase the chances of someone finding housing in our area.

Housing insecurity is a threat to many in our community. Please proceed with one of these two options.

Thank you,  
Anders Bloomquist  
642 Snelling Ave S  
St Paul, MN  
55116



## Englund, Cherie (CI-StPaul)

---

**From:** Geoff Cannon <gffcnnn@gmail.com>  
**Sent:** Wednesday, January 03, 2018 4:45 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Proposed 5-story apartment on Marshall and Moore

Cherie:

I live at:

1990 Marshall, Apt 1  
St Paul MN, 55104

Thanks,

Geoff

On Wed, Jan 3, 2018 at 4:39 PM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Cannon,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address before 1:00 p.m. on Thursday, January 4, 2018 to ensure that your comments get recorded into public testimony? I will make sure to include your email into public testimony at that time.

Thank you,

Cherie



**Cherie Englund**

***Zoning Secretary***

Planning & Economic Development

25 West 4th Street, 1400 CHA

Saint Paul, MN 55102

P: [651-266-6561](tel:651-266-6561)

The Most Livable  
City in America

F: [651-266-6549](tel:651-266-6549)

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



Making Saint Paul the Most Livable City in America

**From:** Geoff Cannon [mailto:[gffcnnn@gmail.com](mailto:gffcnnn@gmail.com)]  
**Sent:** Wednesday, January 03, 2018 4:30 PM  
**To:** Englund, Cherie (CI-StPaul)

**Cc:** \*CI-StPaul\_Contact-Council; #CI-StPaul\_Ward4

**Subject:** Proposed 5-story apartment on Marshall and Moore

To the Planning Commission and the City Council:

My name is Geoff Cannon. I'm a Ward 4 resident and I'm writing in support of the proposed development on Marshall and Moore.

In fact, I live next door to the proposed site, and have done so for 10 years. I have rented. I like the neighborhood a lot, and buying here is expensive. Rents aren't cheap either.

The Twin Cities is in a housing crisis and we need to increase the supply of units badly. The west side of St Paul is growing and changing, and I think increased density is a good thing.

Thanks,

Geoff Cannon

## Englund, Cherie (CI-StPaul)

---

**From:** Terra Peterson Jonker <terra.p.jonker@gmail.com>  
**Sent:** Thursday, January 04, 2018 9:31 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Proposed Complex on Moore and Marshall

Absolutely. Thank you for including our testimony.

Our address is 2024 Iglehart Ave, St. Paul, MN 55104.

Kindly,  
Terra

On Jan 4, 2018, at 9:30 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. and Mrs. Jonker,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address before 1:00 p.m. today to ensure that your comments get recorded into public testimony? I will make sure to include your email into public testimony at that time.

Thank you,

Cherie

<image001.jpg> **Cherie Englund**  
*Zoning Secretary*  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
**P:** 651-266-6561  
**F:** 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
<image002.png><image003.png><image004.png><image005.jpg>  
Making Saint Paul the Most Livable City in America

**From:** Terra Peterson Jonker [<mailto:terra.p.jonker@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 9:07 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** Seth Jonker; [dan.edgerton@stantec.com](mailto:dan.edgerton@stantec.com); [blindeke@gmail.com](mailto:blindeke@gmail.com); [cedrick.baker@gmail.com](mailto:cedrick.baker@gmail.com); [adejoy@esndc.org](mailto:adejoy@esndc.org); [christopher.james.ochs@gmail.com](mailto:christopher.james.ochs@gmail.com); [ecr@trios-llc.com](mailto:ecr@trios-llc.com); Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Proposed Complex on Moore and Marshall

Dear Zoning Committee,

My husband and I live in Merriam Park off of Iglehart and Wilder. It has recently been brought to our attention that there is a planned build for a large scale apartment complex on Moore and Marshall. While we appreciate the attempt to bring in a high end apartment building, we are very

Da 1 of 2

concerned with the impact this large scale project would have on our neighborhood. Our neighborhood already has several apartment complexes and by adding another we risk negatively effecting all those that own homes in the area (parking, value of properties, etc). We purchased our home in Merriam Park because of the neighborhood and look forward to continuing to invest in the area around us. If large apartment complexes continue to get build in our area, homeowners will be pushed to withdraw to different areas of the city. Please consider the massive impact a 5 story building would have on this area. We ask you to reconsider allowing this proposal to move forward and instead hope you encourage a build that could be better absorbed into the neighborhood and more positively impact its neighbors.

Thank you for your time and consideration.

Terra and Seth Jonker

## Englund, Cherie (CI-StPaul)

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**From:** Jacob Huelster <jacobhuelster@gmail.com>  
**Sent:** Thursday, January 04, 2018 9:47 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Proposed Apartments at Marshall and Moore

Yes, I live at:  
246 Stevens St W  
Saint Paul MN 55107

Thank you,

Jacob Barker Huelster

Sent from my iPhone

On Jan 4, 2018, at 9:31 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Huelster,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address before 1:00 p.m. today to ensure that your comments get recorded into public testimony? I will make sure to include your email into public testimony at that time.

Thank you,

Cherie

<image001.jpg> **Cherie Englund**  
***Zoning Secretary***  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
**P:** 651-266-6561  
**F:** 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
<image002.png><image003.png><image004.png><image005.jpg>  
Making Saint Paul the Most Livable City in America

**From:** Jacob Huelster [<mailto:jacobhuelster@gmail.com>]  
**Sent:** Tuesday, January 02, 2018 5:48 PM  
**To:** Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Proposed Apartments at Marshall and Moore

To the City Council and Planning Commission:

My Name is Jacob Barker-Huelster and I reside in Ward 2. I am writing in support of the proposed development at Marshall and Moore. St. Paul is in the midst of a housing crisis and denser development is a positive way to combat this problem.

Respectfully,

Your neighbor Jacob.

## Englund, Cherie (CI-StPaul)

---

**From:** Nancy Watkins <nancymwatkins@gmail.com>  
**Sent:** Thursday, January 04, 2018 7:01 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: To: MR RUSS STARK

390 Herschel street, St Paul Mn 55104 I went to the meeting so I sent it when I got home.

On Thu, Jan 4, 2018 at 2:41 PM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Please send it. I am still here for 10 more minutes. Thanks.



**Cherie Englund**

**Zoning Secretary**

Planning & Economic Development

25 West 4th Street, 1400 CHA

Saint Paul, MN 55102

P: 651-266-6561

The Most Livable  
City in America

F: 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Nancy Watkins [mailto:[nancymwatkins@gmail.com](mailto:nancymwatkins@gmail.com)]  
**Sent:** Thursday, January 04, 2018 2:40 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: To: MR RUSS STARK

I just got this email because I just got home from work. So now it is too late to send my address

On Thu, Jan 4, 2018 at 7:59 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Ms. Watkins,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address before 1:00 p.m. today to ensure that your comments get recorded into public testimony? I will make sure to include your email into public testimony at that time.

Thank you,

Cherie



**Cherie Englund**

***Zoning Secretary***

Planning & Economic Development

25 West 4th Street, 1400 CHA

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F: 651-266-6549

[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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---

**From:** \*CI-StPaul\_Contact-Council  
**Sent:** Wednesday, January 03, 2018 5:27 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** FW: To: MR RUSS STARK

**From:** Nancy Watkins [<mailto:nancymwatkins@gmail.com>]  
**Sent:** Wednesday, January 3, 2018 3:24 PM  
**To:** \*CI-StPaul\_Contact-Council <[Contact-Council@ci.stpaul.mn.us](mailto:Contact-Council@ci.stpaul.mn.us)>  
**Subject:** Fwd: To: MR RUSS STARK

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

**From:** Nancy Watkins <[nancymwatkins@gmail.com](mailto:nancymwatkins@gmail.com)>  
**Date:** Wed, Jan 3, 2018 at 3:22 PM



Subject: To: MR RUSS STARK

To: [ward4@ci.stpaul.mn.us](mailto:ward4@ci.stpaul.mn.us)

The building project on Marshall Ave and Moore Street is the worst use of that land that anyone could imagine. Why does this greedy builder want to destroy a beautiful neighborhood where families have owned houses for many years. That investor should have bought the land on Fairview and Grand (where the CVS Pharmacy is now located). That building was for sale for a long time. Instead he wants to ruin a residential neighborhood. No one would have cared at all if that Monster apartment building was on Grand. When I try to turn left from Moore St. on to Marshall I have had to wait from 10 to 20 minutes to make the turn. Now you are going to make the problem worse by putting a huge Monster apartment building on that corner. Also what about the house to the east of the Monster his house will lose at least half of its value and also the 1985 Marshall property will also lose about half of its value. Please put a stop to this project immediately. Let the investor find a more suitable location and don't allow him to destroy any of the current homes. It should also be pointed out that in the future most students will do a lot of their courses online and won't have to live close to the college because they will seldom need to go to the college. What will the investor do then if he doesn't have enough renters? Rent them out section 8 and further destroy the neighborhood. Please stop this project now the City of St Paul doesn't need another tacky cheaply built apartment in a residential area.

## Englund, Cherie (CI-StPaul)

---

**From:** Charlotte Berres <crberres@icloud.com>  
**Sent:** Wednesday, January 03, 2018 5:29 PM  
**Subject:** Zoning for Marshall and Moore Proposed Apartment Building

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

A local resident's concerns:

Good afternoon:

I live at 1919 Iglehart in Merriam Park and am very concerned about the demolition of two houses at 1973 and 1977 Marshall in order to build a 16 unit apartment with 61 bedrooms. I OPPOSE the approval of this demolition and building plan in view of the following six concerns: zoning code, shadow effect, lack of parking, noise levels, the historical neighborhood and our desire to create a neighborhood full of families. I ask that you take these into consideration as you make your determination.

**ZONING:** the proposed building has many zoning concerns from the building design (which does not fit the neighborhood), the height, the flood plain, the party balcony on the fourth floor, the limited parking. Yes, Jon Schwartzman claims he is within all the codes of the city of St. Paul, yet, he is not within the spirit or historical look of our city by stretching his building to these limits.

**SHADOW EFFECT:** I am a gardener and enjoy my yards and boulevards. I know the limitations of trying to plant with the shadow of a house, a garage and many trees. As I watched the presentation by the architect December 18 at Episcopal Homes, I was shocked to see the blockage of light by this tall building on the homes to the east and west as well as those across the alley. Some of them don't even have enough light to grow a tomato plant.

**PARKING:** My home is on the corner of Iglehart and Howell. Across the street, I have 8 students at 1906 and another 4 at 1914. Each of them have a car. Behind me on Carroll, I have a house with four apartments with 6 young adults and next to that at 1924, a supposed duplex has another 8 students each with a car. Across the street on Carroll are another two houses with multiple students and on the corner of Howell and Roblyn there are more students each with a car. The last ten days has been Christmas break. I have pictures from my corner of snowy streets with no cars. I can park in front of my house! I can look up Howell to the freeway and usually I can count 20 cars and right now there are two.

So my concern is that the Marshall/Moore building plan only has 29 parking places which follows code. This is unreasonable because the apartments with four bedrooms will most likely be rented by 61 students. Even if only 49 students have cars that would be an increase of 20 parking places on the street. Our streets can't handle anymore student parking. I walk my dog on Sunday morning and because of the student housing on Marshall and the other students on the corner of Iglehart and Moore, already the Formosan Church people have to walk a couple of blocks to get to the church. We have NO MORE PARKING ROOM for 20-30 cars.

**NOISE:** I enjoy chatting with the students. They are very nice young people on their way into good paying jobs. Yet, students need to party. Homecoming, Tommy-Johnnie, Graduation weekends, I know the partying and drunkenness year after year is a HUGE problem. The young people start at 10 in the morning with the loud music and a ping pong drinking game. By noon the noise from the party at Marshall & Howell, the two parties across the street on Howell and Iglehart, the party behind me at 1924 Carroll, the volleyball party across from them and the drinking party at Roblyn and Howell fill the air with NOISE – sometimes VERY INAPPROPRIATE.

Looking at the design of this building, it is not meant for families, it is meant for four single people sharing one apartment. This is four students who can be the nicest young people but they need to party. I can't imagine the noise coming from the balcony on the fourth floor. I can't imagine the drunk kids walking in large groups to the games and their graduations. These neighbors have no idea the noise factor that lies ahead for them. Why destroy our family based neighborhood with drunken noise?

**A HISTORICAL NEIGHBORHOOD:** In July I will be 70. I have lived in Merriam Park all my life. I watched I94 being planned and built. I watched in high school as Msgr Gilligan and Mr. Gough tore down gorgeous Victorian homes that lined Marshall AVENUE (truly an Avenue of beautiful old homes). I listened to my Dad attend the planning meetings. I felt with him as we watched four lovely Victorian homes being demolished across the street on Iglehart so we can now have the "Spanish Villa." We need to save the history that we in St. Paul treasure so much. Since 2005 (when a young couple moved in with one baby – they now have 4 under 12), my street has filled with families who want to live in Victorian homes and they spend endless time and money fixing them up to preserve history.

The home at 1977 Marshall is a big old home from 1905 that used to hold a family of ten to twelve. It has some wonderful features that need to be preserved. I look at 1973 with this wide siding that was popular in the 1940's to modernize homes. I am sure underneath is the original cedar siding. Inside it still has the original wood work. Jon Schwartzman claims these two homes are not worth saving because of the poor condition. All our homes could be in "poor condition" if we the owners didn't invest a lot of money every year in keeping them up and keeping them as much as possible with their original historical features; yes, they would look like 1977 and 1973. These two buildings fell into disrepair with rentals. Jon needs to fix them up into their original beauty.

**FAMILY NEIGHBORHOOD:** And he needs to sell them to families. As mentioned above, a young couple moved on Iglehart in 2005. More young families kept coming. We are now up to 30 young children learning

to ride scooters and bikes up and down the sidewalks. What a joy! I find this a phenomena having watched the cycle of this neighborhood from my youth with tons of kids, to many elders, to young families in the '90's with kids in their 20's and now this renewal.

I believe Merriam Park has potential to become a family based neighborhood again. Let's save and fix up 1977 Marshall for a family with many children who need space to run. With a little imagination, 1973 would be a lovely historic home for a small family to enjoy.

Let's follow the city's Comprehensive Plan and the Union Park District Community Plan, to preserve historic buildings. Let us really become what we want to be known for - HISTORIC SAINT PAUL!

If you got to the bottom of this long spiel, thank you for reading it. I am not a "political" person. I read the newspaper, watch the news, vote, etc. but in all my 70 years have never felt so strongly about an issue that I would sit down and write. So thank you for listening to this quiet resident of St. Paul appreciating the time and dedication you have for our dear city - Saint Paul.

May God bless your work,

Charlotte Berres

## Englund, Cherie (CI-StPaul)

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**From:** David Clement <davidqclement@gmail.com>  
**Sent:** Wednesday, January 03, 2018 8:43 PM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul)  
**Subject:** Proposed Marshall & Moore Apartments project site plan

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission:

I live at 1972 Iglehart Avenue directly across the alley from the proposed development that you are considering at the January 4 Zoning committee meeting. I am very opposed to this plan as are many of my neighbors. I am directly impacted, but really our whole neighborhood will be impacted.

I know from our neighborhood meetings with the developer that there are several zoning concerns that need to be addressed. I'll let the experts speak to those, but these are some of the main reasons I object to this proposal:

1. **Traffic and parking:** This site is in the middle of two elementary schools, two churches, and a bustling neighborhood business district. Street parking is already strained with our existing neighbors during peak times. This development will add 60 residents, making congestion and parking much, much worse. The increased traffic is a risk to residents, worshippers, and students.
2. **Alleyway:** The plan for an eight space parking garage on the east side of the building essentially creates a new alley off of my own alley. This will alley increase traffic, risk to pedestrians, and noise and light pollution.
3. **Light:** This 5 story plan (really a 6 story plan when the grade of the lot is considered) will block the southern exposure for my neighbors and us. I have seen the shadow studies that the developer has commissioned. While he tried to downplay the impact, it is a very real one for our yards, gardens and porches. When I sit on my back porch, I can see the historic homes behind me and the steeple of St. Mark's Church. With this development, I will see a brick wall. The sunlight that warms my porch in Spring and Fall will be blocked out along with my enjoyment of this cozy space.
4. **Property Value:** The property value of our home will surely decrease because of this proposed development.
5. **It's a Dormitory:** I object on principle that this will essentially be another dorm for St. Thomas. The developer says it will not be a dorm. I will not question his judgement, however, I was not born yesterday. St. Thomas has consistently refused to have dorms that adequately house their students. Instead, students must find housing in our neighborhood. This developer is taking advantage of this strategy to increase his revenue. I am not opposed to college students, group homes, or the like (we have plenty in our neighborhood), but we are reaching a tipping point. At what point does Union Park cease to be a family neighborhood and start to be merely an extension of St. Thomas' campus?
6. **Historic value:** This project will demolish two 100 year old houses. They are old and beautiful like so many other properties in my neighborhood. The houses are both in livable condition (though admittedly less so after the developer has let them decline over the years instead of improving them — according to his own admission).
7. **Quality of life:** My family has lived in our current house for 13-12 years. My wife grew up in this neighborhood. We are raising our children here. We love it here. Granted we are used to the late night college parties, the frequent stealing of yard signs, the occasional urination on our lawn — the typical peccadilloes that come with being a neighbor to St Thomas. But we never intended to raise our children across the alley from the 'Animal House' that this development will become.
8. **The developer:** This developer owns several properties in St. Paul that he rents to St. Thomas students. My neighbor looked up the police calls that were associated with those properties over the last three years - over 100 police calls if I remember correctly. I encourage you to look into this for yourself. He has proven himself to rent to college students and not deal with neighborly complaints about disruptive behavior. That track record indicates that he will do no better with the 60 bed dorm he wants to build behind my house. In neighborhood meetings, he has consistently ignored our concerns, flippantly dismissing them while saying he wants to be a good neighbor (even though he lives in the suburbs). He has proven himself with his actions — his word has no standing with me. I don't want those late night police interventions disturbing my family's peace. And frankly, I don't want my tax dollars paying for policing bad neighbors stuffed inside a dorm with no *in loco parentis* supervision.

As you make your decision tomorrow, please consider my concerns and the concerns of so many of my neighbors. This development is bad for our neighborhood and bad for St. Paul.

Sincerely,  
David Clement  
1972 Iglehart Avenue  
Saint Paul  
612-327-9847

## Englund, Cherie (CI-StPaul)

---

**From:** Jason DeBoer-Moran <newcoventry@gmail.com>  
**Sent:** Thursday, January 04, 2018 10:31 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall and Moore Development

Yes,  
My address is:

961 Eleanor Avenue  
St. Paul, MN 55102

Thank you,  
Jason DeBoer-Moran

On Thu, Jan 4, 2018 at 8:03 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:  
Hello Mr. DeBoer-Moran,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address before 1:00 p.m. on Thursday, January 4, 2018 to ensure that your comments get recorded into public testimony? I will make sure to include your email into public testimony at that time.

Thank you,  
Cherie

Cherie Englund  
Zoning Secretary  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: 651-266-6561  
F: 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)

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-----Original Message-----

From: Jason DeBoer-Moran [<mailto:newcoventry@gmail.com>]  
Sent: Wednesday, January 03, 2018 8:43 PM  
To: Englund, Cherie (CI-StPaul); \*CI-StPaul\_Contact-Council  
Cc: #CI-StPaul\_Ward4; #CI-StPaul\_Ward2  
Subject: Marshall and Moore Development

To the Planning Commission and City Council,

My name is Jason DeBoer-Moran and I am a resident of ward 2 in St. Paul. I am writing you today regarding the proposed apartment building on Marshall and Moore.

When I first became a resident of the city of St. Paul it was as a renter in ward 3. I came to this city as a college

student (also in Ward 2) and rapidly fell in love with this city. I knew quickly that I wanted this city to be my home. In my junior year of college, I rented an incredibly affordable apartment with a group of friends. All of us full-time students. We worked as close to full-time as we could to afford college, rent, and our bills. We graduated and continued living together. We obtained full-time jobs in the city we loved until a few of us scattered to graduate school out of state, but two of us remain. We lived together to keep down costs. Today I am very concerned that a similar living situation in this city is not attainable due to the rental and housing crisis that the city is in. These young renters are the future long-term residents of this city and they are being pushed away due to a lack of options along major transit corridors like Marshall Avenue.

I have read comments on various Facebook pages indicating that students don't belong in their neighborhoods and that housing that is being offered doesn't meet design sensibilities of their generation or their preferences. I have also seen words "historic" tossed at any property that is considered an opportunity for housing expansion. While I fully support a protected designation for properties and areas deemed historic (assuming fees are levied to maintain such a designation) we are in the midst of a significant housing crisis. Those who have secured a home are dreadfully unaware of the challenges facing a person trying to live in an area that is well served by transportation and connected to major employment centers.

I encourage you to support the development along Marshall Avenue with the maximum units possible. Marshall Avenue offers plenty of street parking as well as reliable transit and bike opportunities. This community can welcome the next generation of St. Paulites as it did me 20 years ago.

Thank you,  
Jason DeBoer-Moran



## Englund, Cherie (CI-StPaul)

---

**From:** Susan Nagel (Eduweb) <susan@eduweb.com>  
**Sent:** Wednesday, January 03, 2018 9:02 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** Julie Reiter  
**Subject:** resident input on Marshall and Moore apartment proposal

Dear Ms. Englund,

I am unable to attend the public hearing tomorrow at City Hall. Please share my input about the Marshall and Moore apartment proposal with the appropriate people. Thank you!

I have lived with my family at 1776 Iglehart Ave for 20+ years. My husband and I also work from our home, which we own. We chose this neighborhood because of the urban neighborliness, fabulous older homes, and walkability. We love Merriam Park because it is an eclectic mix of houses and people (owners and renters). We have a few student houses on our block and they live peaceably with the rest of the neighbors, for the most part. Iglehart Ave. is one street off of Marshall and so are very aware of development and traffic/parking of this busy street. We love the businesses, the library, churches, and schools that all make our neighborhood vibrant. We greatly appreciate efforts like the new medians and traffic calming measures that keep it livable. But as it gets busier, we feel it acutely.

So I am horrified by the proposed apartment building at Moore and Marshall for all the reasons stated in the Union Park District Council's November letter. Specifically, the proposed building height is ridiculous and completely out of character with the surrounding homes. Not only will it be a looming monstrosity, but it will block light to neighbors properties, interfering with their gardens, solar power possibilities, and general quality of life.

The density of 64 tenants is also unacceptable. These four bedroom/four bathroom units pack in unrelated adults—the floorplans are only designed for students. If this was a smaller apartment building designed for families of mixed income, I would be more supportive. I attended the December meeting to hear what the developer had to say. He claims this is the only building plan that is profitable for him. Fewer floors and more parking would not be lucrative for him. Then clearly tearing down beautiful old homes to put up private dorms is not a viable plan.

The sheer number of additional cars that these unrelated adults (and their visitors) will bring to this block is untenable. The required 32 parking spaces is woefully inadequate. Also, putting a driveway through the property to access underground parking will devalue the next door neighbor's property and severely impact her quality of life. It is my understanding that the developer is not asking for any variances. Clearly, the city needs to pause and consider new parking regulations if this sort of project is acceptable under current requirements.

This project will set the tone for future development along this corridor. I am looking out my back window at the row of houses along Marshall Ave, mostly rental and a little shabby. Ripe picking for developers. Are these also going to be torn down to make way for 5-6 story private dorms? How long will my family choose to stay if the neighborhood character is destroyed? If I was next door to that proposed apartment at Marshall and Moore, there would be a For Sale sign in my yard.

Please evaluate the Marshall and Moore project and ensure that is in accordance with the Union Park District Council's ten-year plan: "new residential construction shall be consistent with the character of the surrounding homes, while minimizing impact on the neighborhood."

Thank you.

Susan Nagel

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Susan A. Nagel  
1776 Iglehart Ave.  
St. Paul, Minnesota 55104  
651-641-7554 | [susan@eduweb.com](mailto:susan@eduweb.com) | [www.eduweb.com](http://www.eduweb.com)

---

Susan A. Nagel  
educator & treasurer, eduweb  
651-641-7566 | [susan@eduweb.com](mailto:susan@eduweb.com) | [www.eduweb.com](http://www.eduweb.com)

## Englund, Cherie (CI-StPaul)

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**From:** Daniel Phillips <r.dan.phillips@gmail.com>  
**Sent:** Wednesday, January 03, 2018 10:19 PM  
**To:** \*CI-StPaul\_Contact-Council; Englund, Cherie (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Marshall & Moore Apartment

Dear Planning Commission and City Council,

My name is Daniel Phillips and I live in St. Paul's Ward 4. I'm writing in support of the proposed Marshall & Moore Apartments.

We all know there is a terrible housing crisis in our city. This also seems especially acute in regards to the lack lack of 3+ bedroom apartments for larger families like mine.

The short term concerns a few can't out weigh the long term viability and health of our city for future generations.

Sincerely,  
Daniel Phillips  
1383 Charles Ave  
55104

## Englund, Cherie (CI-StPaul)

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**From:** Jake Rueter <jake.rueter@gmail.com>  
**Sent:** Thursday, January 04, 2018 8:20 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward4  
**Subject:** Re: Support for Apartments at Marshall & Moore

Hi Cherie,

Sure, though with all due respect, I'd like to express that I believe the requirement to provide an address when submitting comments is a significant limiting factor for people in our city who want to comment on proposed matters before the Planning Commission or City Council. It pains me to think about the number of people who are excluded from using their voice because they are uncomfortable with their full address being included in the public record.

My property address is 1347 Blair Ave, Saint Paul, MN 55104.

Respectfully,

Jake Rueter

On Thu, Jan 4, 2018 at 8:12 AM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Rueter,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address before 1:00 p.m. today to ensure that your comments get recorded into public testimony? I will make sure to include your email into public testimony at that time.

Thank you,

Cherie



**Cherie Englund**

**Zoning Secretary**

Planning & Economic Development

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Saint Paul, MN 55102

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City in America

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[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



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**From:** Jake Rueter [mailto:[jake.rueter@gmail.com](mailto:jake.rueter@gmail.com)]  
**Sent:** Wednesday, January 03, 2018 11:02 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward4; \*CI-StPaul\_Contact-Council  
**Subject:** Support for Apartments at Marshall & Moore

Planning Commissioners and City Councilmembers,

My name is Jake Rueter and I am a resident of Ward 4. I am writing to express my support for the proposed apartment building at the intersection of Marshall & Moore.

This type of density is exactly what Saint Paul needs to help fill in the "missing middle" of mid-range density housing, especially on transit routes and adjacent to bicycle facilities.

The Twin Cities is in the midst of a housing crisis. We need developments like this apartment building to help our city grow and thrive into the future.

Thank you for the opportunity to share my thoughts.

With respect,

Jake Rueter

13XX Blair Ave

Saint Paul, MN 55104

## Englund, Cherie (CI-StPaul)

---

**From:** Drummond, Donna (CI-StPaul)  
**Sent:** Thursday, January 04, 2018 4:41 AM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Fwd: Preserving Historic Properties in St. Paul

Begin forwarded message:

**From:** Sarah Elizabeth Duzynski <[seduzynski@yahoo.com](mailto:seduzynski@yahoo.com)>  
**Date:** January 3, 2018 at 5:09:21 PM CST  
**To:** "Drummond, Donna (CI-StPaul)" <[donna.drummond@ci.stpaul.mn.us](mailto:donna.drummond@ci.stpaul.mn.us)>  
**Subject: Re: Preserving Historic Properties in St. Paul**  
**Reply-To:** Sarah Elizabeth Duzynski <[seduzynski@yahoo.com](mailto:seduzynski@yahoo.com)>

My address is 1672 7th Street East.

Sarah Duzynski  
651-387-6449  
[seduzynski@yahoo.com](mailto:seduzynski@yahoo.com)

---

**From:** "Drummond, Donna (CI-StPaul)" <[donna.drummond@ci.stpaul.mn.us](mailto:donna.drummond@ci.stpaul.mn.us)>  
**To:** Sarah Elizabeth Duzynski <[seduzynski@yahoo.com](mailto:seduzynski@yahoo.com)>; "Butler, Sonja (CI-StPaul)" <[sonja.butler@ci.stpaul.mn.us](mailto:sonja.butler@ci.stpaul.mn.us)>  
**Sent:** Tuesday, January 2, 2018 8:47 PM  
**Subject:** RE: Preserving Historic Properties in St. Paul

Ms. Duzynski – Thank you for your email. Can you provide your home street address also? To be considered official public testimony we need that as well. Once we receive that we will provide your email to the Planning Commission.

Sincerely,



The Most Livable  
City in America

**Donna M. Drummond**  
*Director of Planning*  
Planning & Economic Development  
25 W. 4th St., Suite 1400  
Saint Paul, MN 55102  
P: 651-266-6556  
[donna.drummond@ci.stpaul.mn.us](mailto:donna.drummond@ci.stpaul.mn.us)



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**From:** Sarah Elizabeth Duzynski [<mailto:seduzynski@yahoo.com>]  
**Sent:** Tuesday, January 02, 2018 6:12 PM  
**To:** Drummond, Donna (CI-StPaul); Butler, Sonja (CI-StPaul)  
**Subject:** Preserving Historic Properties in St. Paul

Hello Donna and Sonja,

I am a resident of St. Paul. I also live in a historic home that was built in 1913. I have been following the Save Our Saint Paul Neighborhoods group on Facebook. I have been horrified to read about the tear downs that have been occurring in our city as well as see photos of what was torn down and what has been built in its place. The historic homes that have been torn down are a huge loss for the city of St. Paul. The homes that are built in their place do not fit in with the neighborhoods and they take away from the historic character and charm of St. Paul.

Living in a historic home has made a huge impression on my life. I have developed an appreciation for architecture, history and a curiosity about the way people used to live. I do not believe my interests in these areas would be as strong if I had not grown up in a historic home and neighborhood.

St. Paul's Comprehensive Plan, "A New Season: Preservation Plan for Minnesota's Historic Properties" makes it clear that St. Paul's plan considers preservation as worthy as new development.

St. Paul is years behind in designating properties for inclusion in the national historic register, and there hasn't been a comprehensive survey of St. Paul's neighborhoods since 1983! That's thirty-five years of flying blind in the face of development pressure. Between 2000-2014 alone, 1,276 houses were demolished in St. Paul.

Neighbor concerns about a blizzard of variance approvals and a wave of recent tear downs often go ignored. Neighbors are stewing as their concerns are dismissed in favor of the developer. Even if it meets zoning requirements, a development that could alter the very character of a neighborhood and is approved without study of its context or potential affect on other properties is not smart.

Tear downs are never green. Even "green" buildings are not as green as one that is already standing. As the National Trust and others have said repeatedly, "It makes no sense for us to recycle newspapers, bottles, and cans while we're throwing away entire buildings and neighborhoods. It's fiscally irresponsible and entirely unsustainable...the bottom line is that the greenest building is one that already exists."

Empty lots should be developed first. St. Paul has empty lots. Rather than tearing down existing buildings, we should be encouraging developers to do in-fill construction on empty lots. That would benefit the city, neighborhoods, and developers without violating the city comprehensive plan or triggering neighborhood opposition.

One building won't improve the housing situation. A better plan is to create a comprehensive approach for housing across the city—not an as-they-come approval of development.

Sincerely,

Sarah Duzynski  
651-387-6449  
[seduzynski@yahoo.com](mailto:seduzynski@yahoo.com)



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## **Englund, Cherie (CI-StPaul)**

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**From:** Michael Kroona <mrkroona@gmail.com>  
**Sent:** Thursday, January 04, 2018 7:33 AM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** Proposed Apartment at 1973 and 1977 Marshall Avenue

To Chair Edgerton and Members of the Zoning Committee of the Planning Commission,

I (Michael Kroona) am emailing on behalf of my family to express our opposition to the proposed development of a five-story apartment building at the existing property addresses of 1973 and 1977 Marshall Avenue.

We acknowledge that the Zoning Committee is tasked with the challenge of navigating the Zoning Code to find the right balance of land use throughout the City of St. Paul. As you are fully aware, one purpose of the zoning code is to implement the policies of the Comprehensive Plan for the City of St. Paul. The Comprehensive Plan calls for an increase in density, but it also seeks to preserve and promote established neighborhoods and ensure neighborhoods remain desirable places to live. These shared goals have created conflicting intentions for the development on Marshall Avenue.

My wife and I are 34 years old with two children at the ages of eight and six. We live at 1890 Iglehart Avenue and have lived here in the neighborhood for almost nine years. We plan to stay here as long as the neighborhood maintains its character with an adequate number of single-family households. We appreciate the existing mix of single family and two-family households.

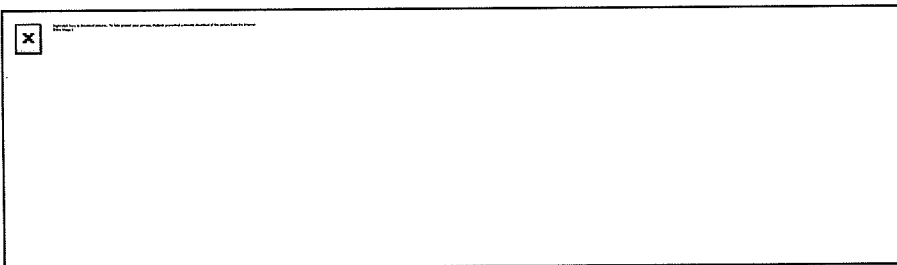
We also accept the number of existing apartment buildings and multi-unit rental houses in the neighborhood, but cannot tolerate more. We are concerned that an additional apartment complex of this magnitude will be a tipping point for the neighborhood. In our opinion, the demand for homestead properties near an apartment building is limited. The new apartment building will lower property values in the neighborhood and a number of homeowners will move. Such moves will create more opportunities for property management companies to purchase more property in the neighborhood for rental use. We understand that rental properties are needed to support density, but it cannot be at the expense of an established neighborhood.

We are concerned about the loss of homestead properties. We ask the Zoning Committee to study the impact of apartment buildings and other non-homestead properties on Residential Homestead properties. Specifically, we ask the committee to determine if there is a higher concentration or increase in the number of non-homestead properties near apartments (403 M - APARTMENTS 20-49 RENTAL UNITS) compared to other residential

neighborhoods. One block in our neighborhood appears to reflect this situation. Block 26 of MERRIAM'S REARR OF BLKS 24-29, which is the block at the northeast corner of Marshall Avenue and Prior Avenue N., has two apartment buildings with land use of 403 M - APARTMENTS 20-49 RENTAL UNITS. There are seven other houses on this block. Six are non-homestead and only one is homestead. We do not want more blocks like this, but could realistically happen on the Marshall/Moore block.

One significant problem we are facing in our neighborhood is a lack of transition between zoning districts. Marshall Avenue's zoning of RM2 is clashing with the R3 zoning of Dayton Avenue and RT1 zoning of Iglehart Avenue (Referring to the blocks between Moore St. and Fairview Avenue). This has created a situation where city blocks are sharing two zoning designations that hold different intentions for land use. R3 zoning has the intent of predominantly low-density, one-family dwellings. RT1 zoning has the intent of predominantly low density one- and two-family dwellings. A zoning designation of RM1 for Marshall Avenue would be a more appropriate zoning district adjacent to R3 and RT1 zones. As intended, such a zone would provide for a variety of housing needs, and serve as a zone of transition between less restricted districts and more restricted districts. As such, five story apartment buildings should be restricted.

The lack of restrictive zoning along Marshall Avenue has created a strange intermix of apartment style buildings and single-family houses. Allowing multiple apartment buildings to surround one or two single family houses has poor aesthetics and displays uncertain development standards. The house at 1926 Marshall Avenue surrounded by two apartment buildings (picture below) is an unfortunate situation that was somehow allowed to happen in the history of our neighborhood. A near identical situation would occur with the proposed development of 1973 and 1977 Marshall Avenue. There will be two houses in between two apartment buildings.



The building height of five stories is unprecedented in our neighborhood. Why allow five stories now? We understand that density housing is needed and a goal of the City's comprehensive plan, but does this five-story apartment and the density it brings outweigh the negative impact on an established neighborhood? If this apartment is built it certainly will not be a desirable place to live for adjacent neighbors (due to negative impacts of height, shadows, noise, traffic, parking, students). We fear the same will be true for the surrounding neighborhood.

This is a multi-generational decision and we appreciate your consideration.

Respectfully yours,

Michael and Andria Kroona

1890 Iglehart Avenue

St. Paul, MN 55104

## Englund, Cherie (CI-StPaul)

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**From:** Lori Williamson <llwilliamson@gmail.com>  
**Sent:** Thursday, January 04, 2018 8:47 AM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** Marshall & Moore project

Dear Saint Paul Zoning Committee and City Council Members:

I write in opposition to the apartment building planned for Marshall and Moore.

I live on that block and this project would destroy the neighborhood my family and I love. It is, in reality, a dorm for St. Thomas owed by a private developer to make money. He often states he is business man; as such, he should also understand the opposition to this plan as it will wreak havoc on our property values, destroying the equity we have worked to grow over the years.

Among my many concerns are:

- Safety, both in terms of traffic and personal safety
- Noise and other public nuisance issues
- The huge shadow it will cast in the neighborhood
- The destruction of historic homes

I grew up in this neighborhood, and that's why we decided to raise our children here. This is not the right place for this project.

Thank you for your time.

Best,  
Lori Williamson  
1972 Iglehart Avenue  
Saint Paul  
[llwilliamson@gmail.com](mailto:llwilliamson@gmail.com)

- 2nd letter -  
1st letter received on 12/29

**Englund, Cherie (CI-StPaul)**

**From:** Robert Clarksen <midwest.urban@gmail.com>  
**Sent:** Thursday, January 04, 2018 11:22 AM  
**To:** Diatta, YaYa (CI-StPaul)  
**Cc:** Johnson, Tony (CI-StPaul); Englund, Cherie (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; #CI-StPaul\_Ward4; #CI-StPaul\_Ward7  
**Subject:** Opposition to the Marshall and Moore Redevelopment Project

Good morning Mr. Diatta, members of the Planning Commission Zoning Committee, and Council members Stark and Prince.

My name is Robert Clarksen. I have lived in St Paul for over 10 years. My wife and I bought a home at 1980 Iglehart Avenue in July of 2015 after the birth of our second child. Although we considered many alternative options for where we might choose to raise our family, we decided upon our current home in the quaint Merriam Park section of Saint Paul. We chose this "grove" of meticulously maintained, period architecture because it reflects what we most value in terms of aesthetic and community character: the pattern of its early 20th century development and the ideals of urban living with which we associate. Keeping our commitment to Saint Paul in mind, we chose to enroll our daughter in a neighborhood-based public school (Groveland Elementary), and my wife and I are increasingly involved in PTO activities that support the broader Groveland/Merriam Park community. We are also trying desperately to engage with our district council to support the long term interests of the Merriam Park community.

My wife and I are both urban planners with 30 years of combined professional experience. Personally, the first chapter in my career involved managing land use and development review projects for CPED in Minneapolis. I sat in the shoes of staff who write reports to Planning Commissions and I have delivered recommendations on behalf of City staff to commissions such as your body for projects just like Marshall and Moore Apartments. **I write because there are a series of issues culminating in my objection to the Marshall and Moore Apartment project, and I recommend that you deny the application** for reasons I am about to explain.

**The project fails to make a positive contribution to the neighborhood we have invested heavily in.** The developer, Mr. Jon Schwartzman describes this project as adding to the blend of housing options in St Paul. I disagree completely. M and M Apartments embodies the encroachment of the University of St. Thomas upon the surrounding neighborhood. The project is for all practical purposes an off-campus dormitory tailored narrowly toward luxury-rate housing associated with an institution (St. Thomas) that has failed to deliver its promise to the City of more options for on-campus student housing. The project miserably fails to diversify housing options for the average St Paul resident. At a recent UPDC Land Use and Economic Development meeting, Schwartzman announced rents of \$800/room. Most of the units are 4 bedrooms, thus a four bedroom runs \$3200/month. The notion this is affordable is an absolute absurdity!!! What percentage of St. Paul families could afford this kind of theft? I have the good fortune of comprising half of a comfortable dual income household, I hold an advanced education, and partner to contribute to a taxable income around \$125,000, and still struggle to afford a \$2200 monthly mortgage on our modest 1600 square foot 1908 craftsman home. Schwartzman's notion of affordability associated with this project is insulting and disgraceful.

While Schwartzman rejects characterization of the project as one that caters to St. Thomas students, he also insists that students are capable of mature conduct frequently not represented by the demographic.

Emblematically, he has opted to install his son Max, just 22 years old, as the property manager, who will be asked to police his friends activities in that role. So I ask you

As neighbors, should we “rest assured” that Schwartzman will truly vet tenants, in light of the revelation that it took over 180 instances of police intervention to "assist" in his "management" of some of the rental properties in his burgeoning student rental portfolio? Should we anticipate a cooperative approach, or rather prepare for the aggressive posturing displayed at the December 14 UPDC Land Use Committee meeting?

Should we accept the loss of sleep and waiting for the police to disperse the inevitable parties on M and M's 4th floor balcony that disrupt an otherwise calm neighborhood? Jon and Max Schwartzman will not be around to police the site after hours, so this project will negatively impact the City's public safety budget. At a time when we experience the shift in the burden for street maintenance to the property tax, I struggle to understand why the City might allow construction of a project that demands more of scarce public safety resources. Yes, I am disinterested in the prospects of living with Schartzman's dormitory, but I absolutely refuse to pay for it - and hope you feel the same! The only appropriate place in Merriam Park for this project is on the Campus of the University of St. Thomas, where it is funded by the University's endowment, not the citizens of St. Paul.

My personal concerns with this project only scratch the surface of its earth of problems. As I mentioned my neighbors and I possess the technical expertise to evaluate construction and redevelopment project, having logged over 100 hours reviewing this project. Our efforts have exposed a litany of compliance issues left unresolved, and resulted in at least one redesign of the project. Regardless, despite many letters from individual neighbors, and action by the Union Park Land Use Committee, little has actually changed in terms of the projects' design, scale, or impact. As it stands before you, **the M and M Apts project fails to comply with City of St Paul Policy and regulations.** Upon enactment of the moratorium (on 10/28) Mr. Schwartzman committed the project will not require variances – yet serious technical issues remain. The detached garages were removed, but the underground portion of the structure is still clearly exposed in the front and side yard setbacks, and the plans fail to demonstrate how the project achieves compliance with the maximum allowable height requirement. The project also fails to meet the Americans with Disabilities Act, conflicts with several policies in the UPDC Community Plan, and the proposed density is inconsistent with the parameters allowed by the St Paul Comprehensive plan, in its reliance upon a density bonus and its location on a "Residential Corridor". Finally, we believe further study is required learn whether the dwellings at 1973 and 1977 Marshall Avenue may contribute to the potential Merriam Park Historic District. The developer has completely ignored our interests in this regard, commenting the 1977 house, designed by renowned St. Paul Architect Charles Beuchner, is a “dump”. Before allowing these properties to be destroyed, the City must consider all avenues for redevelopment. We contend that a district designation would make these properties eligible for federal restoration funds, making rehab a more attractive option to another developer with broader motivations - we advocated for West Marshall moratorium to accomplish this goal specifically. By permitting the development of M and M Apts as shown, and simultaneously acting to facilitate the destruction of these two important properties, the City jeopardizes the entire effort to bring to light the historic value of the Merriam Park community we have invested in. As we just witnessed with the overwhelming community objection to the proposed redevelopment of the monumentally historic Augustus Gauger (subdivision of two lots to three, which relied upon removing the Gauger house) property at 1905 Iglehart Avenue, **the simple fact that the current Zoning Ordinance allows a project does not mean the project is a good idea. The Zoning Code does not allow M and M as proposed.**

One thing we do know: **This project is the first major redevelopment of Marshall Avenue between Snelling and Cretin in 50 years.** City leaders at all levels have an obligation to get this right by supporting your constituents in opposition to the prospect of Merriam Park becoming St. Paul's version of Dinkytown. If there is a density dilemma in St. Paul, let me offer a solution for Merriam Park: Add development density by designing a building to intentionally eliminate negative impacts upon existing infrastructure. We must resist the temptation to greenlight "high-density" where it fails to achieve the other community values expressed in City

and neighborhood policies. I absolutely agree with those who claim a need for housing diversity and increased development density in the City of Saint Paul, but this project does not fulfill those goals - and that is why the M and M apartments project should **"melt in your hands"**. The opportunity for change that reflects the diverse character of the neighborhood and contributes to its charm *still exists*.

One final thought. Last night, (January 3, 2018) I attended the Union Park District Council Board Meeting. Once again, there was discussion of this project and the developer's failure to respond to issues raised in UPDC's many previous communications with the City. At the time that letter was written, UPDC did not possess Tia Anderson's staff report (12/28) which indicated UPDC did not act to support or oppose the project. The UPDC Board leadership expressed displeasure that these circumstances reflected poorly upon UPDC's representation of the interests of the community. Next, **UPDC proceeded to adopt a resolution to oppose the M and M Apartments redevelopment**. You should receive correspondence from UPDC regarding last night's board action shortly.

**In conclusion, we urge the City of St. Paul, the Zoning Committee, and the Planning Commission take action to deny the M and M Apartments project at 1973-77 Marshall Avenue.** Further study by the Community, City staff, Elected Officials and other stakeholders is necessary before proceeding with projects that fundamentally alter the neighborhood landscape and community character we cherish about Merriam Park.

Thank you for your thoughtful consideration.

Robert Clarksen

Residing at 1980 Iglehart Avenue



---

Robert Clarksen, MPA  
Professional Land Use Planning and Development Services  
1980 Iglehart Avenue, Saint Paul, Minnesota 55104  
Phone: 612 / 481 - 2872 Email: [Midwest.Urban@gmail.com](mailto:Midwest.Urban@gmail.com)

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## Englund, Cherie (CI-StPaul)

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**From:** C N <cneima@gmail.com>  
**Sent:** Thursday, January 04, 2018 12:04 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** 17-206-385 Marshall & Moore Apartments

Ms, Englund, please pass on to Zoning Committee members prior to the meeting considering this issue. Thank you very much! CN

Dear Mr. Edgerton and Members of the Zoning Committee:

Please stop the demolition of two turn-of-the-century homes at 1973 and 1977 Marshall to build a problematic eyesore. The 5-story apartment building proposed by a Hopkins developer will not contribute to making Merriam Park a better neighborhood. The design flies in the face of the Union Park Community Plan as identified by Julie Reiter, Union Park District Council Executive Director in her letter to Tia Anderson on 11-6-17:

- “• Preserve the well-kept, traditional feel and scale of the neighborhood (LU2), and preserve and improve the character of the neighborhood (H2).
- Ensure that new development fits within the character and scale of adjacent neighborhoods (LU2.3).
- Support multi-unit mixed-use development in mixed-use corridors (specifically, Marshall Avenue between Snelling and Hamline per LU3.2) that can accommodate higher density levels, while minimizing impacts on adjacent lower density areas, and discourage multi-unit housing uses that are incompatible with single-family residential areas (H1.1).
- Integrate historic significance into Union Park’s housing and land use decision-making processes, *supporting preservation over demolition (HP1) and encourage the continued use and rehabilitation of existing structures to preserve the historic character of residential and commercial districts (LU2.2).*”

Additionally, Ms. Reiter said in her letter: “And, the Plan mandates that ‘new residential construction *shall be consistent with the character of the surrounding homes, while minimizing impact on the neighborhood.*’” (H2.2a). The development plan is obviously at odds with the character and WILL negatively impact the neighborhood.

Why have a community plan if it is not taken seriously by St. Paul officials? This should be enough to stop the demolition because the proposed 5-story building does not fit the neighborhood. The houses do. Besides being a huge eyesore, the development plan does not fit the site and will negatively impact the neighborhood by creating other problems that have not been addressed:

1. This is designed for St. Thomas students by a developer who has had multiple police calls on other property he owns in Merriam Park. That’s a negative track record for our community.
2. It’s designed to house 61 students without adequate plans for parking. The plan calls for 30 parking places in two parts of the property. Half (15) are for compact cars. The neighborhood includes houses, 2 churches and two schools that do not have adequate parking now. Numerous daily school buses make their



way through surrounding streets. It is highly questionable if the 30 cars can be maneuvered to fit in the planned parking places. And when any of the residents have guests and parties, where will they park?

3. It is designed to house 61 students without adequate plans for garbage. The plan says dumpsters will be taken to the curb, but dumpsters need to go in the alley. Where and how many?

4. The design includes balconies. Neighbors are concerned about noise, nuisance, and safety. A liquor store is a block away.

5. This is a 5-story plan that will tower over surrounding structures that are no higher than 3 stories. Even if it might be allowed by code doesn't mean that it should be if it's at odds with our community plan.

Community members don't want this development on this site as evident from meetings and correspondence with the Planning Commission and other city officials. Residents feel their concerns are being ignored in favor of increasing the tax base/ St. Thomas' interests. Yes, we know the University of St. Thomas does not provide enough housing for its students---another issue.

I'm not saying "no" to every proposed development. But this development does not fit the community plan and it doesn't fit this site. Tearing down these two houses to build a 5-story building to house students a block from a liquor store developed by an absentee landlord with a negative track record does not contribute to making Merriam Park a better neighborhood. Since the city doesn't have a demolition rule these two turn-of-the-century houses are toast---unless you step in and honor the community council plan of our St. Paul neighborhood.

Thank you very much.

Cheryl Sidlo Neima  
2159 Marshall  
St. Paul

[cneima@gmail.com](mailto:cneima@gmail.com)

## Englund, Cherie (CI-StPaul)

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**From:** Nelson, Dean <Dean.M.Nelson@pjc.com>  
**Sent:** Thursday, January 04, 2018 12:42 PM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul); dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4; #CI-StPaul\_Ward7; krisfredson@gmail.com; shannon@hocmn.org  
**Subject:** Marshall & Moore Apartments Project - Site Plan Review Application

Dear Chair Edgerton and Members of the Zoning Committee of the Planning Commission:

I am writing to express my strong opposition to the Marshall & Moore Apartments Project site plan review ("SPR") application, and I respectfully request that you recommend denial of this SPR application to the Planning Commission.

As established in a December 21, 2017, letter and exhibits to Zoning Administrator Yaya Diatta, sent by Erick Kaardal, who represents the Church of St. Mark and the Historic Merriam Park Neighborhoods group, the Marshall & Moore Apartments project does not strictly comply with RM2 zoning code and certain other applicable code and statutes. At City staff's first SPR meeting on November 7, 2017, City staff advised applicant, Jon Schwartzman, that no entitlement changes, variances, or conditional use permits would be permitted for this Project, because the Project site falls within the area that is subject to Interim Ordinance 17-54, which enacted a six-block development and demolition moratorium along Marshall Avenue between Wilder and Wheeler streets (even though the City deemed applicant's initial SPR application to have been submitted prior to the moratorium public hearing deadline). This interim ordinance was passed unanimously by City Council to maintain the status quo, preserve certain historic assets in the interim, and protect the integrity of the West Marshall Avenue Zoning Study. The City Council's resolution for the West Marshall Avenue zoning and land use study was also approved unanimously. Since this Project site plan application, if approved, would destroy two important historic houses and forever alter the neighborhood character and scale, approval of the Project site plan application would contravene the important planning commitment made by the City, when the City Council enacted the temporary moratorium and West Marshall Avenue Zoning Study.

The 10-year *Union Park Community Plan* (2016) calls for preserving the traditional feel of its neighborhoods, discouraging multi-unit housing that is incompatible with single-family houses, and integrating historic significance into housing decisions. The existing homes at 1973 and 1977 Marshall Avenue undeniably contribute to the historic and unique character of Marshall Avenue. However, the design, exterior finishes, and scale of the proposed Marshall & Moore Project in no way integrate compatibly with the existing neighborhood and surrounding structures. In fact, the Project, if constructed, would be destructive to this important neighborhood character.

Thank you,  
Dean Nelson

**Dean M. Nelson**  
2000 Marshall Avenue  
St. Paul, MN 55104  
e-mail: [dean.m.nelson@pjc.com](mailto:dean.m.nelson@pjc.com)  
mobile: 612-804-1989  
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## Englund, Cherie (CI-StPaul)

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**From:** Dean Cummings <deanpcummings@gmail.com>  
**Sent:** Thursday, January 04, 2018 12:50 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall & Moore Apartments project

Yes - I live at 1910 Marshall Ave

Many thanks.

On Thu, Jan 4, 2018 at 12:48 PM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Mr. Cummings,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address before 1:30 p.m. today to ensure that your comments get recorded into public testimony? I will make sure to include your email into public testimony at that time.

Thank you,

Cherie



**Cherie Englund**  
**Zoning Secretary**

Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102

P: [651-266-6561](tel:651-266-6561)

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[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)



Making Saint Paul the Most Livable City in America

**From:** Dean Cummings [<mailto:deanpcummings@gmail.com>]  
**Sent:** Thursday, January 04, 2018 12:46 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Marshall & Moore Apartments project

Dear Ms. Englund and Members of the Zoning Committee and Planning Commission:

I am writing to express my opposition to the Marshall & Moore Apartments project. I have several concerns about the aesthetics, scope and scale of the project, but chief among them is the number of vehicles which the proposed residents will certainly bring with them. A normal unit of housing is probably expected to include 1-2 vehicles with it, which I suppose would average about 1.5 cars per unit. However, these

units are being built with the concept of at least 4 unrelated people living together per unit. We are looking at a potential of at least 60 cars being utilized in an area where there were probably less than 10.

It seems likely that not all of the college students targeted for residency in this project will have their own car, but clearly 4 unrelated people in one unit will have a significantly higher car ownership rate per unit than an average family style unit would. The existing city parking ordinance requiring one off-street parking spot per unit is clearly addressing an average family-style unit and not one designed in this cooperative living style which puts independent unrelated individuals together in one unit and will clearly result in many more cars parked on an already crowded street - perhaps double or triple the amount of cars currently parked on the street in that area.

## Englund, Cherie (CI-StPaul)

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**From:** Lizabeth Gee <lizabeth\_gee@yahoo.com>  
**Sent:** Thursday, January 04, 2018 3:23 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Proposed Apartment Building at Marshall and Moore

I live at 2036 James Avenue, 55015.

Thank you.

---

**From:** "Englund, Cherie (CI-StPaul)" <cherie.englund@ci.stpaul.mn.us>  
**To:** Lizabeth Gee <lizabeth\_gee@yahoo.com>  
**Sent:** Thursday, January 4, 2018 2:16 PM  
**Subject:** RE: Proposed Apartment Building at Marshall and Moore

Hello Ms. Gockel,  
Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address before 2:30 p.m. today to ensure that your comments get recorded into public testimony? I will make sure to include your email into public testimony at that time.  
Thank you,  
Cherie



**Cherie Englund**  
*Zoning Secretary*

Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
P: 651-266-6561  
F: 651-266-6549  
cherie.englund@ci.stpaul.mn.us

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Making Saint Paul the Most Livable City in America

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**From:** Lizabeth Gee [mailto:lizabeth\_gee@yahoo.com]  
**Sent:** Thursday, January 04, 2018 2:12 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Cc:** julie@unionparkdc.org  
**Subject:** Proposed Apartment Building at Marshall and Moore

Hello,

I am a St. Paul Mac-Groveland resident of 32 years.

Regarding the proposed apartment building at Marshall and Moore: **I am very much against it.**

Some of the reasons have to do with the character of the neighborhood, that of families and a close-knit community, some with architectural concerns regarding the building itself, and with the overall livability of one of the nicest neighborhoods in St. Paul.

Another reason is this: as a parent of three fairly recent college grads, and as my 30+ year experiences of employing students at my position at the University of St. Thomas and my conversations with them over three decades, I can tell you that if a building is to supposedly house sixty students, that means there is much more traffic and population running through it than at first glance.

Students are notorious for having friends "crash" at their place for long stretches of time because of temporary housing difficulties. These reasons may be because leases running out at inconvenient times, stop-gap solutions due to January scheduled interims, favors for pals, and romantic partners not listed on the lease. Students also are usually looking for ways to reduce their rent (understandably) and this often translates into them having unofficial roommates not listed on the lease in order to cut their expenses. These extra, unidentified "temporary" residents are all in violation of their leases, and of the law, as well as living in unsafe situations that ignore zoning issues. These extra people mean more cars, more people coming and going, more parties, and a much denser population than at first glance. All of these things are nearly impossible to police.

If this developer is allowed to go through with this plan, the city will be making a decision that will greatly impact the neighborhood, and not for the better.

One only has to look at that ridiculous Starbucks on the corner of Snelling and Marshall, and all the traffic problems and dangerous situations it engenders to realize that not all development is good, and hasty, poorly thought-out decisions can cause a lot of future problems.

Please share my thoughts with those at the Zoning Committee meeting on January 4, 2018.

Thank you,  
Lizabeth Gockel

## Englund, Cherie (CI-StPaul)

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**From:** lauren anderson <loanderson81@hotmail.com>  
**Sent:** Thursday, January 04, 2018 2:40 PM  
**To:** Englund, Cherie (CI-StPaul)  
**Subject:** Re: Marshall/Moore opposition

Oops! Sorry! That was obviously dumb, ha!

1931 Iglehart Avenue  
Saint Paul, MN 55104

Thank you for letting me know you received it! Appreciate you including it.

Lauren Marsh

Sent from my iPhone

On Jan 4, 2018, at 2:27 PM, Englund, Cherie (CI-StPaul) <[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)> wrote:

Hello Ms. Marsh,

Thank you for your email regarding Marshall & Moore Apartments. Will you please send me your property address before 2:45 p.m. today to ensure that your comments get recorded into public testimony? I will make sure to include your email into public testimony at that time.

Thank you,

Cherie

<image001.jpg> **Cherie Englund**  
***Zoning Secretary***  
Planning & Economic Development  
25 West 4th Street, 1400 CHA  
Saint Paul, MN 55102  
**P:** 651-266-6561  
**F:** 651-266-6549  
[cherie.englund@ci.stpaul.mn.us](mailto:cherie.englund@ci.stpaul.mn.us)  
<image002.png><image003.png><image004.png><image005.jpg>  
Making Saint Paul the Most Livable City in America

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**From:** lauren anderson [<mailto:loanderson81@hotmail.com>]  
**Sent:** Thursday, January 04, 2018 2:26 PM  
**To:** Englund, Cherie (CI-StPaul); Diatta, YaYa (CI-StPaul); Johnson, Tony (CI-StPaul)  
**Subject:** Marshall/Moore opposition

Dear Zoning Committee Members,

My husband Ian and I write to express our strong opposition to Jon Schwartzman's proposed



dormitory at Marshall/Moore. Five stories of college student housing is wildly inappropriate for that corner.

The location already has parking, traffic, and noise issues due to its proximity to other apartments, two elementary schools, and an adjacent church.

The proposed dormitory is ugly and makes no attempt to fit the rest of the neighborhood. This is Saint Paul, not Saint Michael/Albertville.

It requires the demolition, without review, of two Victorian homes, at least one of which is historically significant.

Even if the dormitory fits the letter of Saint Paul zoning code (which it doesn't) the proposal violates the spirit of the city council's unanimous Marshall Ave moratorium.

Worse, the dormitory is a bad faith attempt to circumvent the City's student overlay policy, which is designed to balance student housing and associated shenanigans, with the rest of us.

Due to the shortage of student housing at the University of Saint Thomas, Orono businessman Jon Schwartzman has targeted the historic Merriam Park neighborhood for cheap, cookie-cutter redevelopment.

Please reject his giant square peg dormitory proposal and the long list of associated wrecking balls to our neighborhood.

Sincerely,  
Lauren and Ian Marsh

Shanna Sether-Clarkson  
1980 191ehart Ave.

FIGURE LU-K. GENERALIZED 2030 LAND USES, SOUTHWEST SECTOR

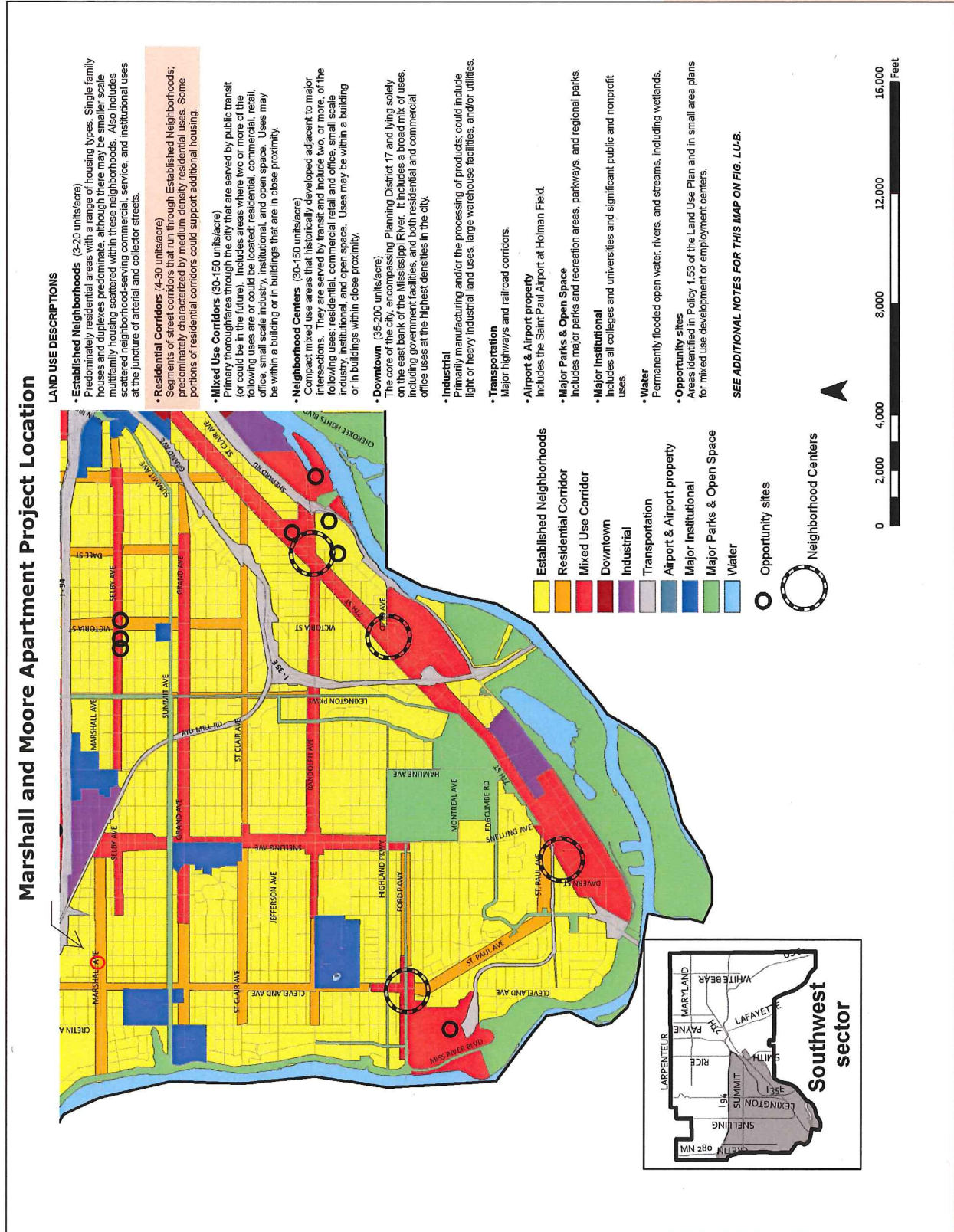


FIGURE LU-Q. SAINT PAUL RESIDENTIAL USES BY 2030 LAND USE CATEGORY

From Saint Paul Land Use  
Table in 5-Year Stages

Saint Paul Residential Uses by 2030 Land Use Category

Residential Land Uses	Min Density (units/acre)	Max Density (units/acre)	Total acres, 2030	Percent of land that is residential	Residential acres, 2030*	Gross acres, 2010-2030	Percent of residential acres projected to redevelop, 2010-2030	Net Residential acres to redevelop		Net new households, low buildout	Net new households, high buildout
								2010-2020	2020-2030 = 2010-2030		
Established Neighborhood	3	20	17,465	86%	15,020	-2.0	11.8%	-0.1	-0.1	-0.2	-1
Residential Corridor	4	30	1,523	76%	1,157	-109.0	10.1%	-4.2	-4.2	-8.4	-33
Mixed Use Corridor (Include NCs)	30	150	3,423	72%	2,465	1,525.0	13.3%	48.7	97.4	146.0	21,905
Downtown	35	200	326	75%	245	41.0	10.0%	1.0	2.1	3.1	615
<b>Total</b>			<b>22,737</b>		<b>18,886</b>	<b>1,455.0</b>		<b>45.4</b>	<b>95.1</b>	<b>140.5</b>	<b>22,486</b>

\*NCs = Neighborhood Centers

\*Residential acres for Established Neighborhood include the Met. Council-defined categories of Single Family Detached, Single Family Attached, Multifamily, Mixed Use Residential and Undeveloped. Residential acres for the remaining 3 land uses includes those categories as well as Mixed Use Commercial, and Retail and Other Commercial. Downtown includes all of the previous categories as well as Office.

17,912 households forecasted  
citywide from 2010-30

Households Forecast (by Metropolitan Council)

	2000	2010	2020	2030
Housing units (households)	112,109	120,000	127,000	133,000

September 29, 2009



# Density Bonus Policies in the St. Paul Comprehensive Plan (2010)

Land Use Policy 1.43. Explore the use of planning and development tools to increase the production of housing, including, but not limited to, accessory units in existing neighborhoods, density bonuses for affordable units, and parking reductions.

Housing Policy 1.9. With other municipal jurisdictions, seek legislative authority to establish local increment-based financing for specific activities within transit corridors.

Appropriate zoning incentives and variances. One potential model is to provide a density bonus for housing projects that make some percentage of units affordable to households at 30, 50, 60, and/or 80 percent of the area median income;

## Housing Policy 1.10

One Potential Model to Implement Policy H-1.5(d): A Density Bonus as an Incentive for Creating Affordable Housing Units in Mixed-Income Projects

## Housing Policy 3.4

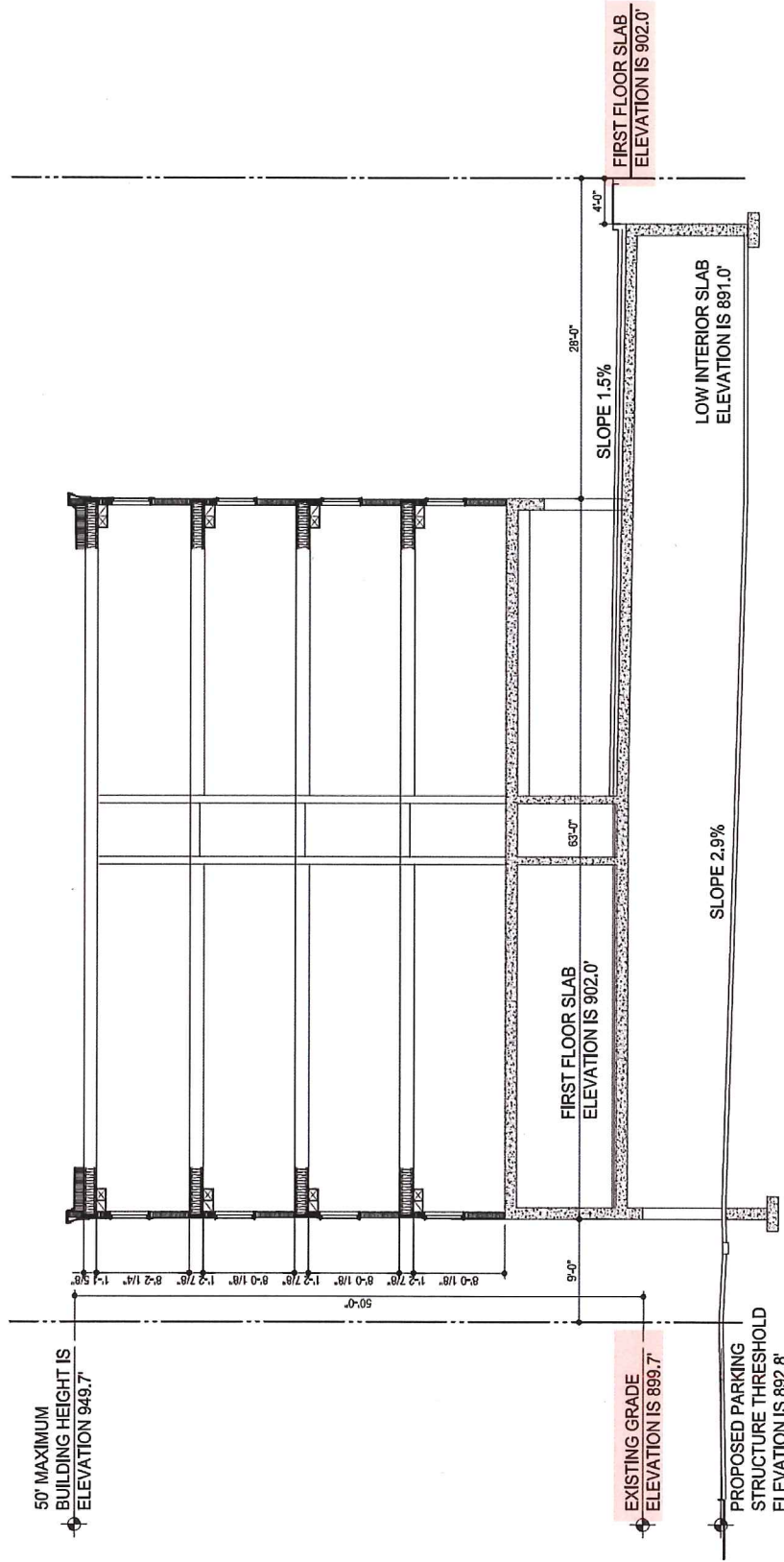
To further assist in the new production of affordable housing, the City/HRA should:

f. Explore and implement demonstrated incentive zoning tools, including density bonuses, parking reductions, and other creative mechanisms, to facilitate and encourage the market to produce new affordable housing;

## Key Steps for the City/HRA

Engage in ongoing data collection to inform housing activities and investments. Given the limited amount of resources, the City/HRA must ensure that its new housing investments in rehabilitation, affordable housing, and redevelopment are informed by the best data available. Key data points to track and/or map to inform the activities of the Housing Coordination Team and the City/HRA include:

- The viability and applicability of a density bonus and/or other incentive tools for affordable housing production.

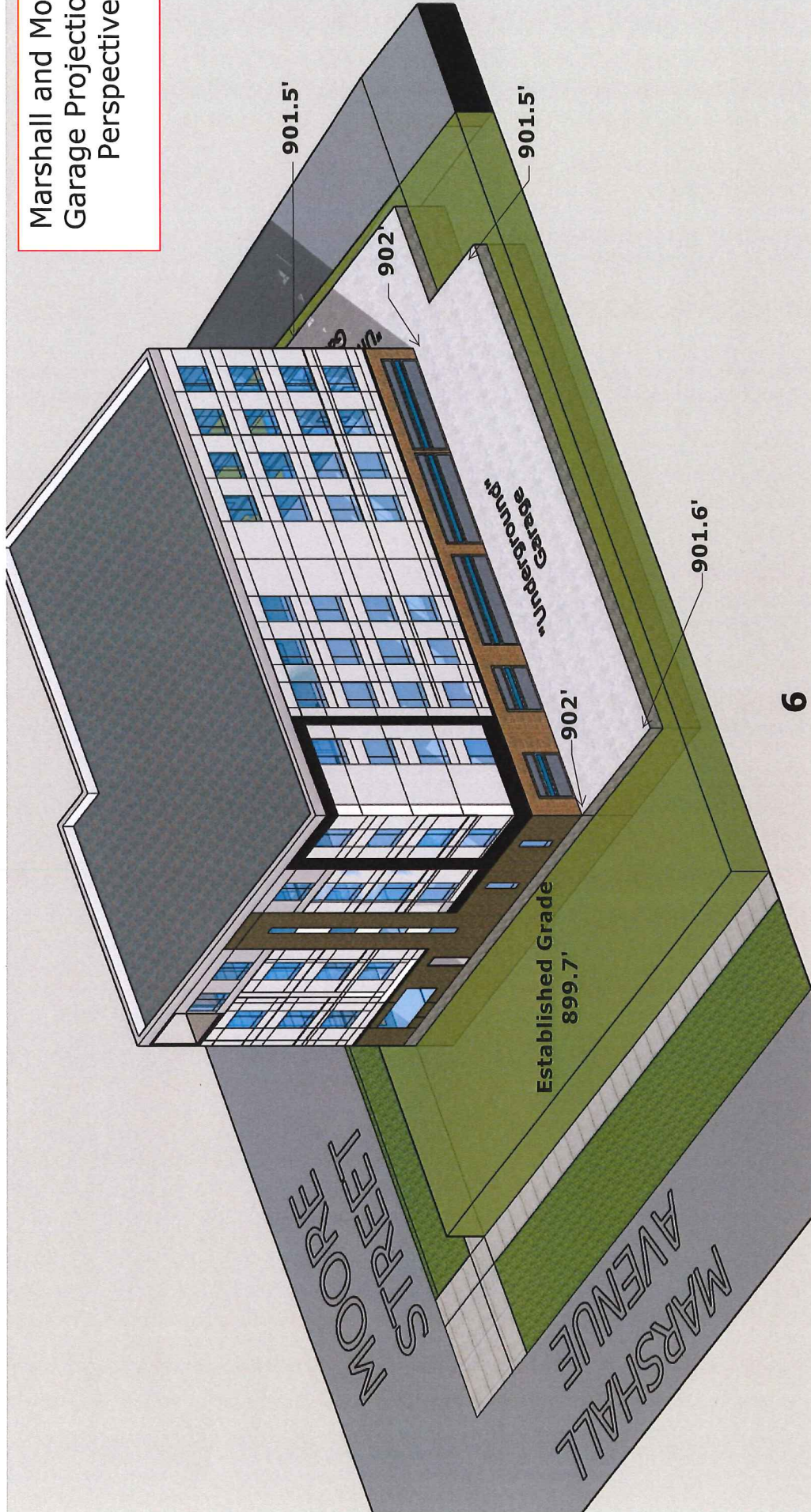


# BUILDING SECTION



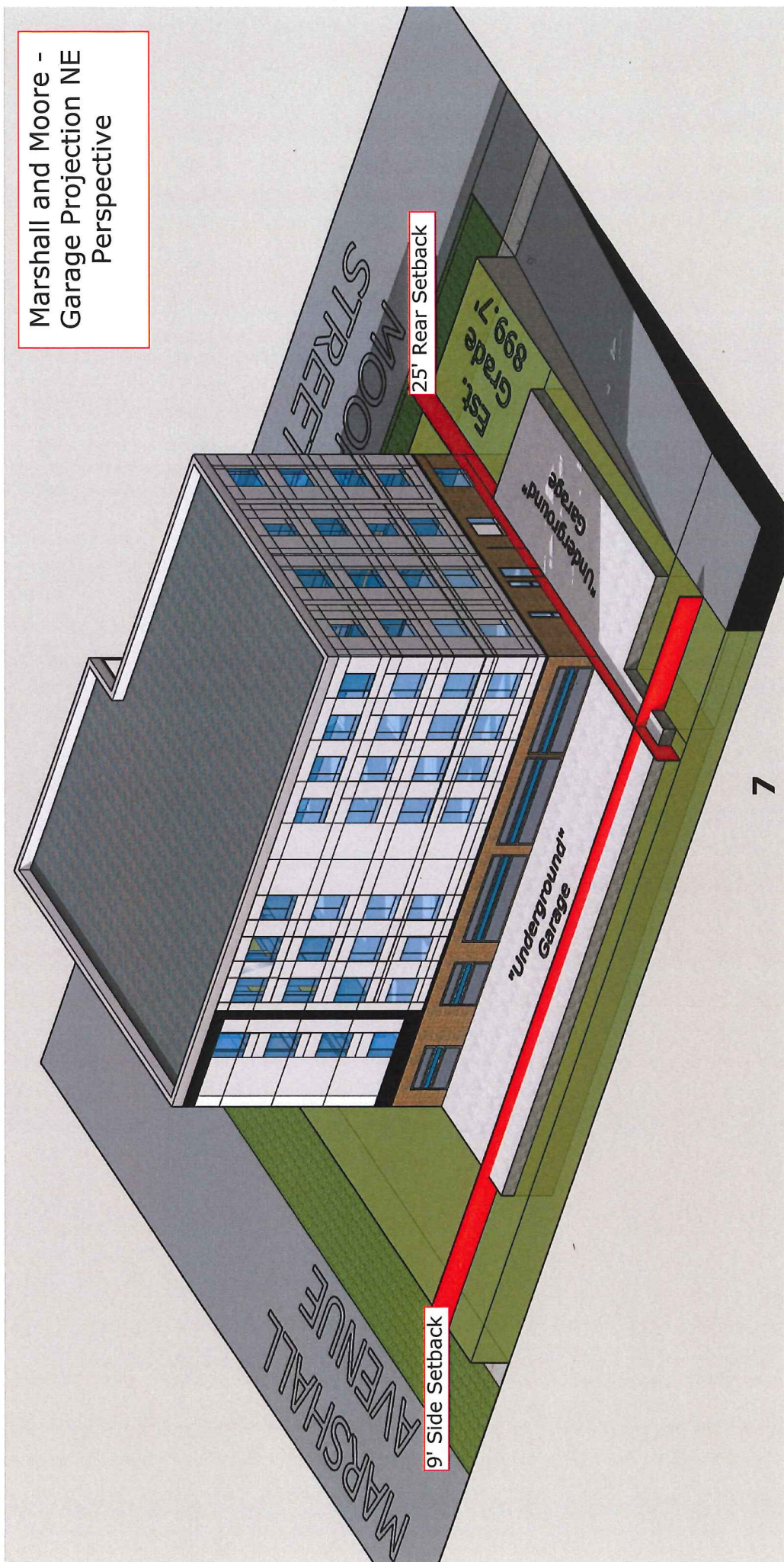


Marshall and Moore -  
Garage Projection SE  
Perspective





Marshall and Moore -  
Garage Projection NE  
Perspective



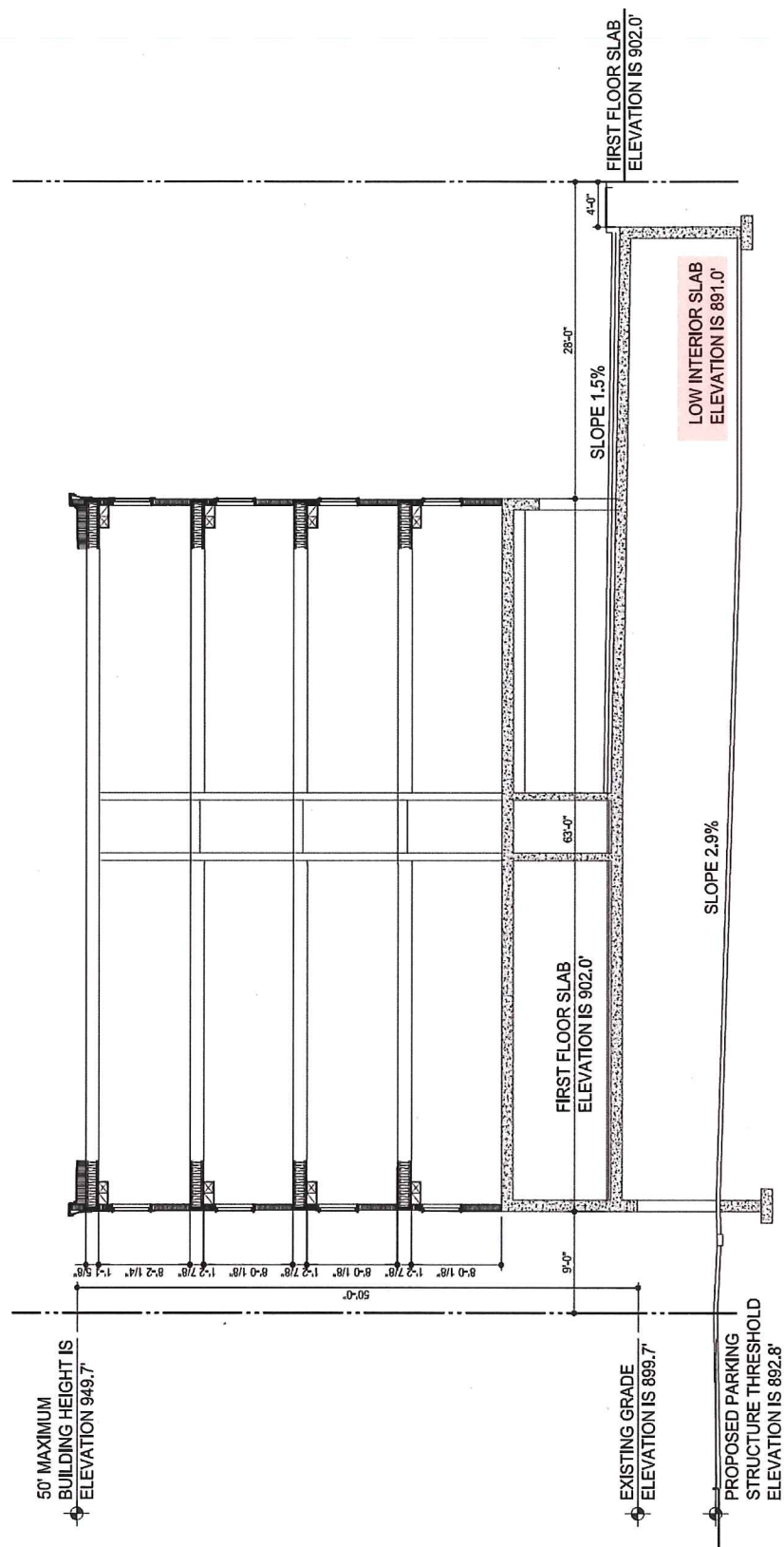


Lot Coverage is 8,206 Sq. Ft. (54% of the lot)

11/9/2017 SPR Meeting Comments by Wes Saunders-Pearce (Public Works): Water Quality/Erosion Control requires a 1 foot separation from the 100-yr high water level / Lowest Floor Elevation (LFE).

1/3/2018 Consulting Engineer report showed the 100-yr high water level is 891.14'. (Sheet C4)

The proposed low interior slab elevation is shown to be 891.0', 1.14' lower than permitted.



## BUILDING SECTION



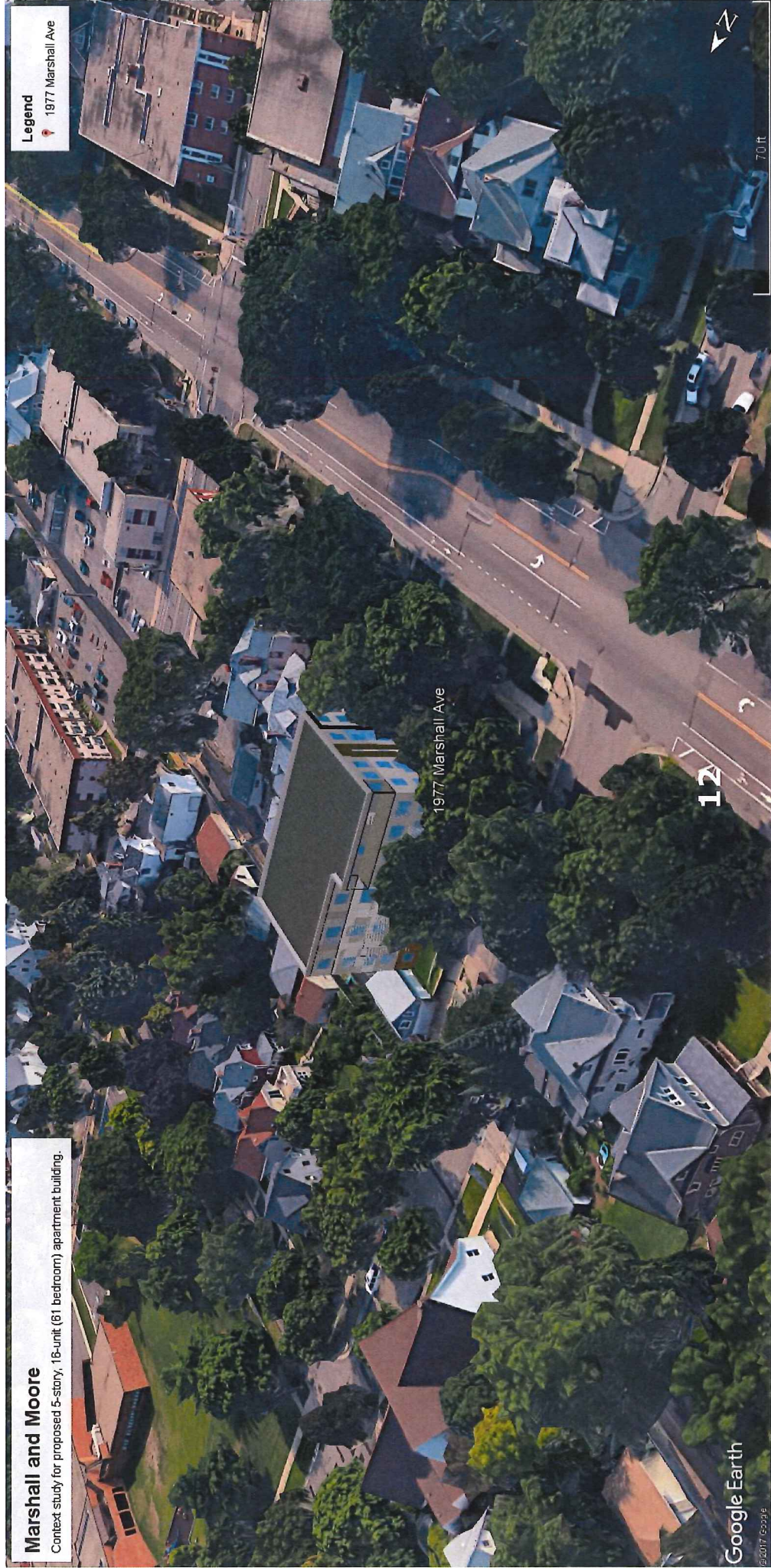




## Marshall and Moore

Context study for proposed 5-story, 16-unit (61 bedroom) apartment building.





## Marshall and Moore

Context study for proposed 5-story, 16-unit (61 bedroom) apartment building.

## Legend

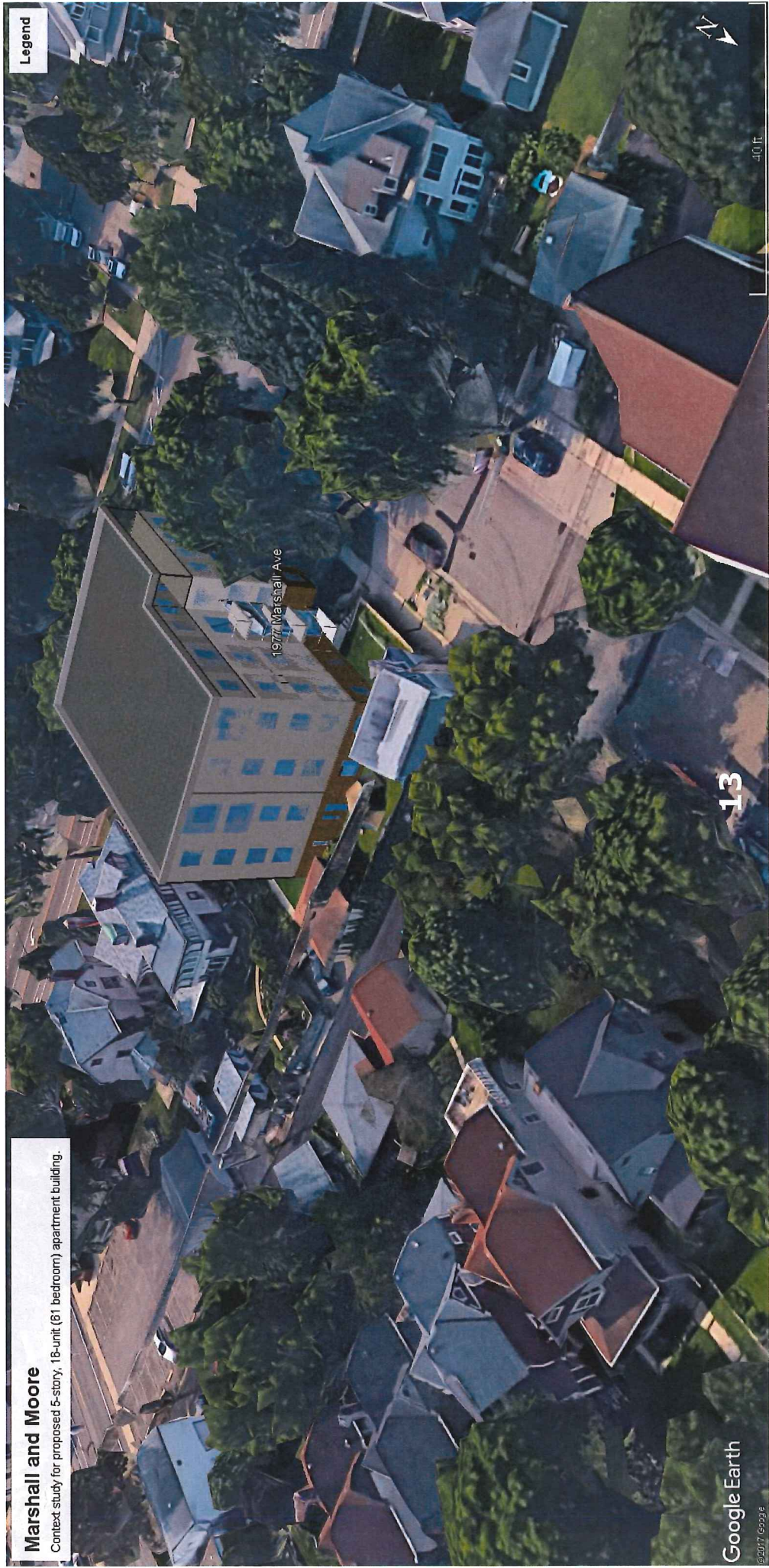
1977 Marshall Ave

12

Google Earth

©2017 Google





## Marshall and Moore

Context study for proposed 5-story, 18-unit (61 bedroom) apartment building.

Legend

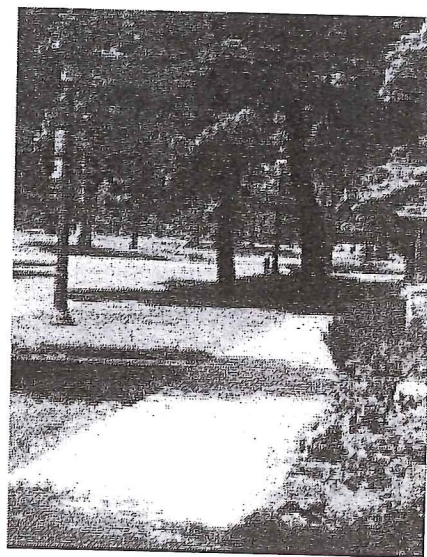


Rachel Westermeyer  
1935 Summit Ave.

# Partnership Feasibility Study

Findings, Conclusions & Recommendations

May 2011



Prepared for:



WEST SUMMIT NEIGHBORHOOD  
ADVISORY COMMITTEE

Prepared by:



## **Introduction and Executive Summary**

The University of St. Thomas (UST) and the West Summit Neighborhood Advisory Committee (WSNAC) retained Smith Partners PLLP to explore the feasibility of a public-private partnership to promote neighborhood livability and housing market stability. We interviewed neighborhood residents and UST personnel selected by the project steering committee. In addition to our own research, the UST Geography Department completed a Residential Property Analysis in the St. Thomas Community, which we reviewed for our work.

Our findings indicate that the conversion to non-homestead properties in the UST neighborhood has increased well above what would generally be considered a “tipping point,” which warrants concern that disinvestment and decline could follow. At the same time, UST has shown a strong commitment to addressing student behavior issues as they impact the neighborhood, and there has been marked progress in reducing complaints during the 2010-11 school year. UST has also made good progress in implementing the housing Buy-back program. While it is critical that UST and WSNAC continue to work together to address these housing market and livability issues, we find that forming a new partnership with other institutions is not an appropriate means to address them.

The neighborhood conditions surrounding UST certainly do not present a crisis for UST, but the increase in student rentals and overall non-homestead ownership that has now risen above the “tipping point” does present chronic concerns and creates a tension in the UST – neighborhood relationship that will persist absent critical change. It is quite obvious that a great deal of controversy and conflict have characterized the process preceding and following the CUP for UST campus development, but it is also very clear that both UST and neighborhood leaders are committed to collaboration and progress. UST’s mission and values present a strong platform for affirming a ‘right relationship’ with the neighborhood.

We recommend three integrated initiatives to stabilize the housing market: continuing the Buy-back program and extending it at a more modest level for ten additional years; initiating a downpayment assistance program with special incentives for UST employees to acquire homes in the neighborhood; and UST sponsorship in cooperation with WSNAC of a market study to facilitate private development of student rental housing in priority areas adjacent to campus. We also recommend a series of initiatives to improve neighborhood livability, including landlord and tenant training, alignment of UST research and service learning activities, and integration of campus and parish ministry. We also recommend consideration of an environmental sustainability initiative to expand the conversation and offer an opportunity for UST and neighborhood residents to build new relationships of trust and success. Finally, we recommend that, rather than create a new CDC or some other form of partnership, all parties involved renew their commitment to WSNAC as the appropriate forum for this work.



## Background

UST has a long history in St. Paul, tracing its roots in the neighborhood back to its founding in 1885. Blessed with great success throughout this history, UST experienced significant growth from the mid-1970s to the early 1990s. Enrollment during that time grew from about 2,500 mostly male undergraduate students to more than 10,000 undergraduate and graduate women and men located on multiple campuses. Enrollment at the St. Paul campus is currently approximately 7,600 students. UST has committed to a maximum enrollment on the St. Paul campus of 8,750.

The UST undergraduate population increased from 4900 in 1989 to 5900 in 2010. The on-campus housing capacity increased by 1000 beds during this period, and the percentage of undergraduates students living in residence increased from 33% to 44%.<sup>1</sup> Past discussions between UST and neighborhood representatives have referred to an “aspirational goal” that 60% of undergraduate students live on campus, but that is not an adopted goal of UST – nor does it appear to be one in which UST is presently interested. The university has achieved its maximum debt capacity, having invested over \$200 million in facility construction in the past ten years, and therefore it has no immediate short term plans to construct additional on-campus housing.<sup>2</sup>

With the growth in UST’s St. Paul campus enrollment during the 1990s, there was also a significant increase in the number of students living off campus in the surrounding neighborhood. Over the past decade, between 1500 and 1800 students have resided within the six block area surrounding the St. Paul campus.<sup>3</sup>

This growth in undergraduate students living off campus has prompted neighborhood controversy. Neighborhood residents became concerned with the conversion of single family homes to student rentals. UST’s expansion plans to redevelop two blocks on Summit Avenue in 2004 became controversial, and the Conditional Use Permit (CUP) approved by the City of St. Paul approved UST’s expansion plans but, by mutual agreement of UST and neighborhood organizations, also placed limitations on UST’s future growth. The CUP required that UST capitalize a community development corporation or establish a similar initiative for the purpose of purchasing, rehabilitating, and selling to non-student owner-occupants a total of 30 houses over a period of 12 years.<sup>4</sup> Houses acquired and sold through this effort must have a restrictive covenant at the time of sale requiring use of the property for non-student, owner-occupied residential uses only.

The CUP also required the establishment of a university – community advisory council, with UST participation at the level of senior management and the board of trustees, charged with “resolving university/community problems, and providing a channel for communications on campus master planning and development, and to enhance

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<sup>1</sup> WSNAC minutes, D. Hennes, May 11, 2010.

<sup>2</sup> Id.

<sup>3</sup> Records of UST Neighborhood Liaison J. Hershey; Off-Campus Student Housing Study, April 2010.

<sup>4</sup> City of St. Paul Council File #04-792, paragraph 10.

university/community relations.”<sup>5</sup> Further, this council’s work is to include “all issues affecting local residents, including but not limited to: the creation and management of a CDC or similar initiative to purchase and rehabilitate housing in the neighborhood; parking; St. Thomas construction impacts, including the building of parking lots, athletic fields; student housing (both on and off-campus); and neighborhood quality of life issues such as the impact of student party houses.”<sup>6</sup>

The West Summit Neighborhood Advisory Committee formed in 2005 and has met monthly, organizing its work through Subcommittees focusing on Campus Development; Housing; and Traffic, Parking, Safety, and Student Relations. Neither WSNAC nor UST established a CDC to work on the housing issues, but instead UST has assumed direct responsibility for the housing Buy-back program, working in cooperation with WSNAC. To date, UST has acquired 18 homes through the Buy-back program, and is on schedule to complete the required 30 acquisitions and resale by 2016.

UST has committed to WSNAC with participation by a member of its Board of Trustees, Vice President for Community Relations, Neighborhood Liaison, Assistant Dean of Students, and Department of Public Safety. Neighborhood leaders from the Union Park, Macalester-Groveland, Neighbors United, and Summit Avenue Residential Preservation Association organizations have actively committed to WSNAC. UST and WSNAC members have also participated in the International Town and Gown Association, including sending representatives to the 5<sup>th</sup> Annual ITGA “Best Practices in Building University/City Relations” Conference.

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<sup>5</sup> Id. at paragraph 11.

<sup>6</sup> Id.

## **Project Scope and Process**

WSNAC and UST retained Smith Partners in 2010 to assess the UST – WSNAC relationship and to determine whether a public-private partnership model would be a viable and beneficial alternative approach to promoting neighborhood livability and housing market stability. It is important to note that both UST and WSNAC are identified as the clients for this project. As a result, our aim is to provide recommendations that we believe will be seriously considered by both UST and WSNAC for implementation.

A project steering team comprised of Scott Banas, Doug Hennes, Jeanne Matross, Jim Sachs, Leo Viktora, and John Hershey met to guide the project work plan and review progress. Based on the guidance from the Steering Team, we made an effort to learn from diverse perspectives about the UST – neighborhood relationship. Our work should be considered a qualitative assessment, and not a scientific or statistically valid survey of UST or neighborhood opinions.

Smith Partners interviewed individuals identified by the Steering Team in September through November of 2010, and conducted follow up interviews in January through March 2011. A list of individuals interviewed for this project is included in the Appendix. We attended the WSNAC meeting on May 11, 2010 to gather background information; presented our preliminary recommendations to WSNAC on January 11, 2011; and participated in a follow up review and discussion of those recommendations on March 8, 2011.

The Findings, Conclusions, and Recommendations presented below have been reviewed and revised, based on the comments received in this review process.

## Findings

The information learned by Smith Partners through interviews and research for this project supports the following findings:

1. *Residents interviewed generally rate the UST–Neighborhood relationship more poorly than UST representatives interviewed.*

While certainly not a representative or statistically valid sample, the residents and UST representatives selected by the Steering Team for interviews clearly expressed differing levels of satisfaction with the relationship:

Non-Scientific Rating of UST-Neighborhood Relationship

	5 Excellent	4 Good	3 Average	2 Fair	1 Poor
<b>UST</b>	*	*	** 3.5	*	
<b>Residents</b>				** 1.5	**

2. *Residents are primarily concerned with the increase in student rentals, and the related impacts to neighborhood livability.*

When asked to identify their top concerns, residents primarily stated that it is the increase in student rental properties, and the resulting impacts to neighborhood life. The following account reflects the concerns described by several neighborhood residents:

When we bought our home, we knew that St. Thomas was a key factor in the neighborhood. There were four houses on our block that rented to students, and we felt that was okay. But then the grandma next-door to us sold her home to an absentee landlord who then rented the house to students, and then the young family on the other side of us did the same thing. At that point, we gave up and decided it was time to move.

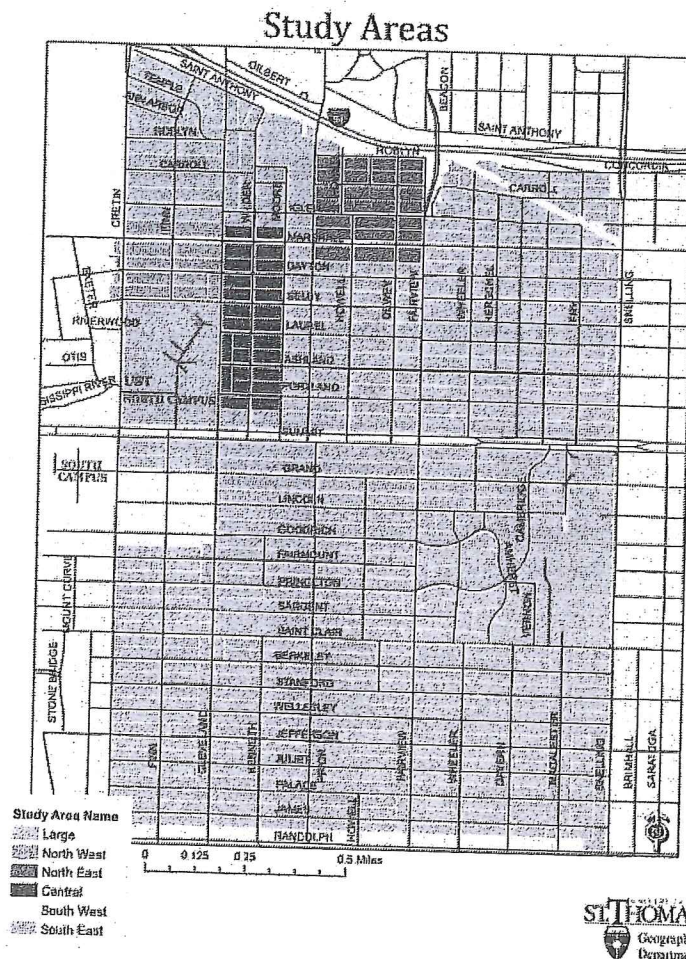
Certainly this same level of conversion to student rental has not occurred on every block in the neighborhood, but the increased presence of renting students has led some single family property owners to express concerns about this change impacting the stability of the neighborhoods surrounding UST.

3. *A study by the UST Geography Department confirms a significant increase in conversion from homestead to non-homestead properties in the UST area.*

In cooperation with WSNAC, UST's Geography Department provided a "Residential Property Analysis in the St. Thomas Community" in January 2011. This study examined housing changes from 2002 to 2009 in an area bounded by I-94, Cretin, Randolph, and Snelling. Non-homestead properties grew from 10.6% of the total residential parcels in this area in 2002 to 21.4% in 2009:

Year	Total Residences	Non-Homestead	%
2002	5,194	551	10.6%
2009	5,097	1,094	21.4%

The UST Geography Department study also examined five focus areas in the blocks surrounding the UST St. Paul campus, identified in the following map:



During the same period, non-homestead parcels grew from 23.9% of the total residential parcels within these focus areas in 2002 to 40.5% in 2009:

Year	Total Residences	Non-Homestead	%
2002	666	159	23.9%
2009	659	267	40.5%

There is currently no data available to identify how many of these new non-homestead properties are student rentals. While it seems likely given the location that student rentals are an important element, it is also important to note that there are a variety of possible factors influencing this change. Indeed the City of St. Paul as a whole saw an increase in conversion to non-homestead properties during this same period. Whatever the explanation, both UST and WSNAC have good reason to be concerned with this increase.



4. *An increase to over 30% non-homesteads would generally be considered a “tipping point” for a single family residential neighborhood that could lead to disinvestments and decline.*

There is no precise formula, but the urban and community planning literature recognizes that changes in residential neighborhoods can become so significant that they pass a “tipping point” that makes reversal difficult. Several studies have examined the impact of increased student rentals on existing single family neighborhoods. A 2005 study for the City of Milwaukee noted that “when a neighborhood experiences absentee ownership for over one-third of the properties, it begins to exhibit signs of disinvestment and decline.”<sup>7</sup> Similarly, a University of Georgia study concluded in 2002 that most of the health streets in residential neighborhoods surrounding the university had 25% or fewer rentals.<sup>8</sup>

5. *UST is institutionally strong and successful, and no major changes to the St. Paul campus are on the horizon.*

By most any measure, UST is enjoying strength as an institution of higher learning in a very challenging environment. UST can continue to count on strong enrollment as it completes the building program indentified in the CUP. No further changes to the St. Paul campus are currently planned or under discussion.

6. *UST is committed to addressing student behavior issues.*

The Dean of Students office, the Neighborhood Liaison, and the Department of Public Safety have committed to a series of initiatives in cooperation with WSNAC and the City of St. Paul to address student behavior problems through a social host ordinance, renter education, and other pro-active prevention measures. While neighborhood residents continue to express concerns about late night “roving bands of students,” and also continue to report property damage, overall the number of complaints with the Department of Public Safety has declined.

7. *UST is on track to complete the Buy-back program on schedule.*

UST has acquired 18 homes through the Buy-back program, and is on schedule to complete the required 30 acquisitions and resale by 2016. This is a significant and new undertaking for UST that was implemented as a condition of the CUP. UST and WSNAC representatives have debated whether the Buy-back effort should focus on certain geographic areas, or pursue a scatter site approach whenever properties may become available. They have also debated whether the program should focus only on converting rental properties to single family, or to also acquire existing single family parcels in order to prevent their conversion to rental. The program currently has targeted

<sup>7</sup> A strategy and vision for the UWM neighborhood, City of Milwaukee, 2005.

<sup>8</sup> Walker, Robert P. A Survey of residential streets near University of Georgia, 2002; see also Ohio University Off-Campus Capacity Analysis, Ohio University, 2006.

15 acquisitions in a core area near Cleveland, and is confined only to acquisition of existing rentals for conversion purposes.

8. *UST has a history of collaboration with other higher education partners, but these key issues of neighborhood livability and housing market stability are not conducive in the near term to engaging other partners.*

The scale and nature of the issues presented here do not lend themselves easily to some form of broad partnership with other institutions. Rather, the focus should be on how UST and WSNAC can mobilize resources to solve problems in a creative and collaborative fashion.



## Conclusions

1. *UST is not facing a crisis . . .*

There are a number of examples of universities, such as the University of Pennsylvania, Johns Hopkins Medical School, and others, that have found their very institutional survival threatened by intense poverty and crime in their surrounding neighborhoods. Institutions confronting such challenges have mobilized major investments and organizational strategies for community collaboration and transformation.

By contrast, the West Summit neighborhoods have historically presented an attractive residential community setting for UST to recruit and welcome students and faculty for the foreseeable future. As a result, the housing market stability and residential livability concerns identified in the CUP process and by WSNAC have not surfaced as a defining institutional issue for UST leadership.

2. *. . . but a chronic problem.*

The increase in student rentals and overall non-homestead ownership that has now risen above the “tipping point” does present chronic concerns and creates a tension in the UST – neighborhood relationship that will persist absent critical change. Over time, a level of non-homestead ownership above the “tipping point” will lead to disinvestment and a decline in the general livability of the neighborhood. Such decline will inevitably pose a challenge for UST. West Summit neighborhoods constitute the front door and the back door for UST; UST and its community of students, parents, and faculty have a very big stake in the long term vitality, safety, and stability of these neighborhoods.

3. *There are important opportunities and a strong foundation from which to work . . .*

UST is certainly not alone in experiencing these “town-gown” challenges, and there are a number of well-accepted strategies recommended below, which provide opportunities for success. A critical element in this success, however, is a matter of attitude. It is quite obvious that a great deal of controversy and conflict have characterized the process preceding and following the CUP for UST campus development, but it is also very clear that both UST and neighborhood leaders are committed to collaboration and progress. Throughout our interviews, we encountered moving stories of neighborhood residents who exhibited great caring for the wellbeing of UST students, as well as UST representatives who demonstrated deep knowledge and concern for the health of the community. This capacity for mutual concern will be an important asset going forward.

4. *. . . in a way that celebrates UST’s mission and values.*

UST’s mission and institutional values also present a strong platform for affirming a ‘right relationship’ with the neighborhood – through morally responsible leadership,

critical thinking and analysis, wise actions, and skillful work in pursuit of the common good.

## Recommendations

Based on the findings and conclusions set forth above, Smith Partners makes the following recommendations:

1. Housing Market Initiatives:

UST and WSNAC should undertake a series of initiatives to stabilize the residential housing market, with the specific goal of reducing non-homestead properties back to a level below the 30 percent “tipping point” within the five focus areas. The combination of initiatives described below address a specific, although ambitious goal of “re-converting” 100 parcels to homestead status in the next ten years. This level of change is required in order to return near the level of non-homestead ownership of 27 percent in 2002. WSNAC’s Housing Subcommittee should continue to work with UST and the UST geography department to define the appropriate area of focus for these initiatives.

- a. Revise and Extend the Buy-back Program

As UST and WSNAC continue to refine the approach to target the best use of resources in the Buy-back program and complete the original goal of 30 acquisitions by the year 2016, it will be important to continue this type of program for high priority, strategic acquisitions within the focus areas. As UST completes the original quota of 30 acquisitions by the year 2016, it would be reasonable to target an additional 15 acquisitions by the year 2026. While every acquisition is somewhat different, we can also fairly assume that UST’s experience will lead to greater efficiencies in these acquisitions. UST and WSNAC’s Housing Subcommittee can work to refine the approach to target the buy-back efforts where they will bring the greatest reward in stabilizing the neighborhood housing market.

- b. Downpayment Assistance

Downpayment assistance programs frequently provide institutions like UST with a cost effective way to combine the promotion of homeownership in the surrounding neighborhood with a valuable employee benefit. Typically, a downpayment assistance program would provide for a forgivable loan that becomes a grant after a certain period, say five years, of homeownership and residency. The covenant utilized for the buyback program could also be employed with this downpayment assistance. UST should work with WSNAC to define the areas of focus and further criteria for the program. We recommend that UST provide 40 grants of \$5,000 over a ten year period for anyone interested in purchasing a single family residence within the focus areas, and 40 grants of \$7,500 for UST employees to do the same. Typically, a nonprofit organization experienced in managing such downpayment assistance would charge approximately seven percent for the administration of the program, or UST could administer the program internally.

c. Student Rental Housing Development

UST in cooperation with WSNAC should explore the private development of student rental housing in specific locations adjacent to the St. Paul campus (these locations would then be considered outside of the focus areas for purposes of tracking the “tipping point”). Ultimately, reversing the trend of conversions to non-homestead student rentals requires providing alternative student housing opportunities. UST representatives have made it clear that, for a variety of reasons (e.g. space planning and financial capacity), construction of new dormitories on campus is highly unlikely in the near future. The WSNAC Housing Subcommittee should lead a process, working closely with UST, to identify priority sites or areas for private development of student rental housing. Depending upon the current ownership of these sites, some discretion is required in this process to avoid inflating the market. There may be sites currently under UST ownership that are appropriate, or other sites that could be acquired for this purpose. There may also be privately owned sites where the owner is interested in development of student rental housing, and strong cooperation from WSNAC and UST would provide important assurance for success.

At the same time, neighborhood leadership and education will be important to gain community support for the increased density that will be required in these select locations. It must be understood that generalized neighborhood resistance to new rental housing will only serve to maintain market pressure to use single family structures for student rentals.

Once WSNAC and UST have identified potential sites or areas, UST should sponsor a market study to recruit and guide appropriate developers. A leading market research firm is Maxfield Research, [www.maxfieldresearch.com](http://www.maxfieldresearch.com), which has extensive relevant experience. Such student market studies cost about \$8,500, with an additional amount for a student preferences survey.

Once WSNAC and neighborhood leaders provide support for this effort, UST sponsors a market research study, and priority sites are under control (either by UST or a cooperating landowner), UST and WSNAC could then proceed with a Request for Proposals. The current housing market should provide a nice selection of experienced developers who have the capacity to achieve these objectives without further financial investment or exposure from UST.

The following table presents the estimated costs of these housing market initiatives:

Housing Market Initiatives  
Recommended Program Budget

<u>Year</u>	<u>Buyback Program Existing/Extended</u>	<u>Downpayment Assistance</u>	<u>Market Study Rental Development</u>
2011	\$ 110,000		
2012	110,000	53,600	
2013	110,000	53,600	\$ 10,000
2014	110,000	53,600	
2015	110,000	53,600	
2016	110,000	53,600	
2017	50,000	53,600	
2018	50,000	53,600	
2019	50,000	53,600	
2020	50,000	53,600	
2021	50,000	53,600	
2022	50,000	53,600	
2023	50,000		
2024	50,000		
2025	50,000		
2026	50,000		
TOTAL	\$ 500,000 <sup>1</sup>	\$ 536,000 <sup>2</sup>	\$ 10,000

Notes

<sup>1</sup> Existing costs of buy-back program to continue through 2016 (noted in *italics* and not counted in total). New costs would start in 2017 at a reduced level of effort to reflect approximately 50% fewer acquisitions.

<sup>2</sup> Annual average of 4 grants of \$7,500; 4 grants of \$5,000, plus program administration.

2. Neighborhood Livability Initiatives

a. Organize landlords for training and promotion of best practices.

UST and WSNAC should organize and promote a landlord workshop to all landlords known to be renting to UST students. Potential landlord leaders should be identified and asked to recruit others. The workshop should combine information on neighborhood and UST concerns, best rental and management practices, and resources for landlords.

b. Continue and formalize rental training for students.

UST should provide continued annual training to students who live off campus and are renting in the neighborhood.

c. Proactively identify UST assets that can be ‘shared’ with neighborhood residents, and marketed as such.

UST has a variety of amenities that it shares with neighborhood residents. A communications effort to highlight these assets would serve to continue to facilitate positive relationships.

d. Align student research projects, other service learning activities to connect with the neighborhood.

UST students regularly engage in research projects of interest and benefit to the neighborhood, and numerous student groups also are engaged in volunteer activities to assist seniors and others, such as Meals on Wheels, a Brush with Kindness, after school tutoring programs, athletic coaching, etc. All of these efforts could have greater strategic value and impact in the neighborhood with more alignment and coordination. UST faculty and students could regularly bring a list of potential research projects to WSNAC and WSNAC could provide feedback on project priorities and development. UST administration could inventory service learning and volunteer activities for similar coordination with WSNAC.

e. Integrate campus and parish ministry.

On campus ministry and the neighborhood parish offer the potential for strong relationship building among students, faculty, and neighborhood residents. Joint worship or service activities are a place to start, and ultimately a great deal of coordination and leadership could be possible.

3. Environmental Sustainability Initiative

While the assigned scope of our work has been to focus on housing market stability and neighborhood livability issues, and these issues remain central to UST and WSNAC, it might also be useful to expand the conversation and offer an opportunity for UST and neighborhood residents to work together and build new relationships of trust and success. A shared commitment to the cause of environmental sustainability clearly provides such an opportunity.

Environmental stewardship is clearly an institutional priority for UST, a policy priority for the City of St. Paul, and an organizational priority for the member organizations of WSNAC. There is a clear opportunity to align these efforts and leverage resources, while at the same time re-brand the relationship between UST and neighborhood residents.

Potential areas of opportunity include energy conservation, development and use of alternative energy sources, transportation demand management, recycling, composting, waste reduction, stormwater management, and drinking water conservation. WSNAC could facilitate the identification of focused initiatives with clear benchmarks and targets. If UST and WSNAC could celebrate marked progress in this area of common priority, it would significantly improve the overall civic climate and promote progress on the housing and livability issues as well.

#### 4. Leadership and Governance

The CUP envisioned that WSNAC's work would include "the creation and management of a CDC or similar initiative to purchase and rehabilitate housing in the neighborhood." A proposal to create City West CDC was submitted to UST by an experienced housing and development consultant, Gabler Housing Solutions Corp., but was not adopted due to cost considerations. UST has proceeded to implement the Buy-back program using its internal resources.

A CDC potentially could also serve a governance function to guide housing market initiatives, but it is clear that UST would prefer not to delegate such matters to an independent body. While there has been a rotation of neighborhood representatives in WSNAC, there has also been some important continuity of leadership. As a result, WSNAC broadly serves as an important forum for addressing these neighborhood issues.

For WSNAC to continue to function well and to implement ongoing housing and livability initiatives successfully, it will also be important for the neighborhood representatives to perceive strong commitment to collaboration from UST's senior leadership. Embracing the recommendations outlined above in some fashion can assist in that regard. It will also be important for the neighborhood representatives to commit to communication with neighborhood residents to build support for the student rental housing recommendation in particular.

We have concluded that WSNAC provides an appropriate forum for this work, and that all parties involved should renew their ongoing support and commitment to its success.

## APPENDIX

### LIST OF INDIVIDUALS INTERVIEWED

Elise Amel, Associate Professor of Psychology UST  
Scott Banas, Neighborhood Resident  
Mike Barrett, Assistant Director of Public Safety UST  
Jay Benanav, Neighborhood Resident  
Jane Canney, Vice President for Student Affairs, UST  
Jim Gabler, Neighborhood Resident  
Catherine Hansen, Adjunct Faculty/GIS Lab Manager UST  
Doug Hennes, Vice President for Community Relations UST  
John Hershey, Neighborhood Liaison, UST  
Karen Lange, Dean of Students UST  
Fr. John Malone, Vice President for Mission UST  
Dan Meuwissen, Director of Public Safety UST  
Alyssa Rebensdorf, Neighborhood Resident  
Jim Sachs, Asst. Dean of Students UST  
Russell Stark, St. Paul City Council  
Tom Vallenga, Neighborhood Resident



That outside parking  
area will be snowed on?  
where will the snow go?

Consider the Scale of  
garbage + Recycling Collection.  
where will the pickup be?

~~HA~~

Halloween  
Snow  
Imagine the Storms of 1991  
when 3 feet of snow  
fell at least twice.

Handicapped  
access. Not discussed.

\* This question was not  
addressed at the meeting.

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