

city of saint paul
planning commission resolution
file number
date

WHEREAS, Lambda Delta Phi Sorority, File # 18-054553, has applied for a conditional use permit to increase the number of sorority residents from 17 to 25 under the provisions of § 61.501 of the Saint Paul Legislative Code, on property located at 1381 Cleveland Ave. N., Parcel Identification Number (PIN) 20.29.23.41.0062, legally described as Lot 5.and, ex. S. 1/5, Lot 6, Block 34, St. Anthony Park North; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 10, 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 applicant is expanding an existing sorority, Lambda Delta Phi, which currently houses 17 residents. The expansion will allow for an additional eight members, for a total of 25 residents. An increase in the number of residents in a congregate living facility is a change requiring a new conditional use permit under § 61.503(f). A sorority is a congregate living facility.
2. § 65.156 lists three standards that sororities must satisfy:
 - i. *In residential, T1 traditional neighborhood, and BC community business (converted) districts, a conditional use permit is required for off-campus fraternities and sororities. Lambda Delta Phi has applied for a conditional use permit for this off-campus sorority.*
 - ii. *The use must be within two hundred fifty (250) feet of the campus boundary as established in the conditional use permit for the institution it serves. In RL-R4 residential districts, the use shall be on the campus. This condition is met. The use is 66 feet from the University of Minnesota campus boundary.*
 - iii. *If it is outside of the campus boundary, the use must be located in an existing structure designed and built as a one- or two-family dwelling or new structure that meets the height, density and setback requirements for a two-family dwelling. This condition is met. The structure meets the meets dimensional standards for a two-family dwelling.*

moved by _____

seconded by _____

in favor _____

against _____

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 use is consistent with the following policies from the *Comprehensive Plan*:

1.40 Promote the development of housing that provides choices for people of all ages, including singles and young couples, families, empty-nesters, and seniors.

1.42 Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.

The use is consistent with the following policies from the *District 12 St. Anthony Park Community Plan*:

Range of Housing Choices. *Increase the range of housing types and affordability within the District to encourage a greater diversity of households and to be an affordable community for all people throughout their life and changing lifestyle needs.*

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The sorority will continue to use the existing access from the alley.

(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 sorority has been at this location since 1979 and therefore is part of the existing character of the neighborhood.

(d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. This application is linked to reinvestment to an existing use and will contribute to the improvement of the surrounding area.

(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. The use meets all other known applicable regulations.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Lambda Delta Phi Sorority for a conditional use permit to increase the number of sorority residents from 17 to 25 at 1381 Cleveland Ave. N is hereby approved subject to 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.

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Lambda Delta Phi Sorority **FILE #** 18-054553
2. **APPLICANT:** Lambda Delta Phi Sorority **HEARING DATE:** May 10, 2018
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 1381 Cleveland Ave N, between Doswell and Carter
5. **PIN & LEGAL DESCRIPTION:** 20.29.23.41.0062; Lot 5 and, ex. S 1/5, Lot 6, Block 34, St. Anthony Park North
6. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** RM1
7. **ZONING CODE REFERENCE:** § 65.156; § 61.501; § 61.503
8. **STAFF REPORT DATE:** April 30, 2018 **BY:** Anton Jerve
9. **DATE RECEIVED:** April 20, 2018 **60-DAY DEADLINE FOR ACTION:** June 19, 2018

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- A. **PURPOSE:** Conditional use permit to increase the number of residents in a sorority from 17 to 25.
 - B. **PARCEL SIZE:** 13,503 sf. (90' of frontage on Cleveland x 150')
 - C. **EXISTING LAND USE:** Sorority
 - D. **SURROUNDING LAND USE:**
 - North: Multi-family residential (RM1)
 - East: University of Minnesota, St. Paul Campus
 - South: Single-family residential (RM1)
 - West: Single-family residential (RM1)
 - E. **ZONING CODE CITATION:** § 65.156 lists three standards that must be met by sororities; § 61.501 lists general conditions that must be met by all conditional uses; § 61.503 identifies changes that require a new conditional use permit.
 - F. **PARKING:** Zoning Code § 63.207 requires a minimum of eight (8) off-street parking spaces. There are currently eight spaces provided.
 - G. **HISTORY/DISCUSSION:** The property was originally developed as a single-family residence. An application (ZF #2653) to remodel the house into a four-plex was denied in 1952. In 1953, the property was rezoned (ZF #2699) from "B" Residential to "C" Residential by City Council after the applicant appealed a denial decision by the Board of Zoning. The sorority use, Lambda Delta Phi, at 1381 Cleveland was established by Special Condition Use Permit in 1979 (ZF #8463).
 - H. **DISTRICT COUNCIL RECOMMENDATION:** The District 12 Council had not commented by the time this report was written.
 - I. **FINDINGS:**
 1. The applicant is expanding an existing sorority, Lambda Delta Phi, which currently houses 17 residents. The expansion will allow for an additional eight members, for a total of 25 residents. An increase in the number of residents in a congregate living facility is a change requiring a new conditional use permit under § 61.503(f). A sorority is a congregate living facility.
 2. § 65.156 lists three standards that sororities must satisfy:
 - i. *In residential, T1 traditional neighborhood, and BC community business (converted) districts, a conditional use permit is required for off-campus fraternities and sororities.* Lambda Delta Phi has applied for a conditional use permit for this off-campus sorority.
 - ii. *The use must be within two hundred fifty (250) feet of the campus boundary as established in the conditional use permit for the institution it serves. In RL-R4 residential districts, the use shall be on the campus.* This condition is met. The use is 66 feet from the University of Minnesota campus boundary.

iii. *If it is outside of the campus boundary, the use must be located in an existing structure designed and built as a one- or two-family dwelling or new structure that meets the height, density and setback requirements for a two-family dwelling. This condition is met. The structure meets the meets dimensional standards for a two-family dwelling.*

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 use is consistent with the following policies from the Comprehensive Plan:*

1.40 Promote the development of housing that provides choices for people of all ages, including singles and young couples, families, empty-nesters, and seniors.

1.42 Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.

The use is consistent with the following policies from the *District 12 St. Anthony Park Community Plan*:

Range of Housing Choices. *Increase the range of housing types and affordability within the District to encourage a greater diversity of households and to be an affordable community for all people throughout their life and changing lifestyle needs.*

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The sorority will continue to use the existing access from the alley.*

(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 sorority has been at this location since 1979 and therefore is part of the existing character of the neighborhood.*

(d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. This application is linked to reinvestment to an existing use and will contribute to the improvement of the surrounding area.*

(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. The use meets all other known applicable regulations.*

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit to increase the number of residents in a sorority from 17 to 25 subject to the following additional 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.

From: [Butler, Sonja \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#); [Jerve, Anton \(CI-StPaul\)](#); [Torstenson, Allan \(CI-StPaul\)](#)
Subject: FW: 1381 Cleveland Ave. N CUP
Date: Friday, May 11, 2018 8:06:42 AM

From: Kathryn Murray [mailto:kathryn@sapcc.org]
Sent: Thursday, May 10, 2018 5:15 PM
To: Englund, Cherie (CI-StPaul)
Cc: Natalie Velez; Drummond, Donna (CI-StPaul); Butler, Sonja (CI-StPaul)
Subject: 1381 Cleveland Ave. N CUP

I apologize for the delay in getting this letter before the Zoning Committee. Please provide this information to the members for Lambda Delta Phi's CUP open application.

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To whom it may concern:

On behalf of the St. Anthony Park Community Council (SAPCC), I am writing in support of the Lambda Delta Phi request for a Conditional Use Permit at 1381 North Cleveland to add an addition to their building and increase the number of beds from 17 to 25. We also recommend that the number of off-street parking permits be limited to 12 as a condition of the Conditional Use Permit.

This motion passed with 7 affirmative votes and one abstention at the May 3 Land Use Committee meeting, and the resolution was approved by the Executive Committee via electronic vote on Friday, May 4, 2018.

--

Kathryn Murray, Executive Director
St. Anthony Park Community Council - District 12

651-649-5992 | sapcc.org
2395 University Avenue West, Suite 300E
Saint Paul, MN 55114

From: Jerve, Anton (CI-StPaul)
To: Englund, Cherie (CI-StPaul); Dermody, Bill (CI-StPaul)
Subject: Fwd: File #18-054-553 - 1381 Cleveland Ave Conditional Use Permit Objection
Date: Thursday, May 10, 2018 7:30:51 AM
Attachments: [Lambda Delta Phi Letter to St Paul Zoning \(May 10\).pdf](#)
[Attachment A_1979 CUP Site Plan and Agreement.pdf](#)
[Attachment B_Figure LU-L Generalized 2030 Land Uses Northwest Sector.pdf](#)
[Attachment C_Block Density Overview.pdf](#)

For ZC tonight.

Get [Outlook for iOS](#)

From: David Burke <dburke@usfamily.net>
Sent: Wednesday, May 9, 2018 8:53:10 PM
To: Jerve, Anton (CI-StPaul); #CI-StPaul_Ward4; Kantner, Libby (CI-StPaul)
Cc: #CI-StPaul_Ward4; Kantner, Libby (CI-StPaul); 'John Wright'; Jack.steinmann@gmail.com; chicodunlap@comcast.net; andrew@homemastersllc.com; xelwarto.pub@gmail.com; jennifertoddie@gmail.com; ljenkins@entirafamilyclinics.com; tmhlts@msn.com; smith375@umn.edu; snydermark@gmx.com; christopherson.charles@gmail.com
Subject: File #18-054-553 - 1381 Cleveland Ave Conditional Use Permit Objection

Mr. Jerve:

I am once again contacting you regarding the Zoning Committee meeting scheduled for tomorrow May 10, 2018.

Every single family homeowner contacted has voiced their opposition to the proposed expansion of the Lambda Delta Phi sorority.

Attached you will find four files (all in pdf format):

1. A letter from the Homeowners explaining the grounds for our objection;
 - A. 1979 Agreement and parking lot site plan as well as communication from the City of St. Paul regarding the CUP;
 - B. City of St. Paul NW Sector Density / Generalized Land Use
 - C. A block density overview showing the number of units, occupants, and cars for the block.

I plan on attending the meeting and possibly other of my neighbors as well.

I am providing these materials to you as a courtesy in case you would like to discuss the various issues prior to the scheduled meeting.

Regards,
David Matthew Burke
1384 Raymond Avenue
Cell: 651-357-2078

From: The Single Family Homeowners adjacent to 1381 Cleveland Ave. N.
To: The City of St. Paul Zoning Committee
CC: Samantha Henningson, City Council Member-Ward 4
St. Anthony Park Community Council (District 12)
Date: May 10, 2018
RE: Lambda Delta Phi Conditional Use Permit, 1381 Cleveland Ave. N. (18-054-553)

The owners of the single family homes living adjacent to the Lambda Delta Phi Sorority (collectively, “the Homeowners”), are adamantly opposed to granting of the conditional use permit for the proposed expansion from 17 to 25 occupants.

At a minimum, the neighborhood requests a postponement of the hearing based on inadequate notice.

*“All property owners within 350 feet of the subject property and the Citizen Participation District Council for the area are notified by mail **at least 10 days prior to the public hearing.**”*

- Notices sent to property owners are clearly postmarked April 30, 2018.
 - Notices were received in the mail on May 2, 2018.
 - Information regarding site plans for the proposed construction was provided to the Homeowners on May 3, 2018 upon Homeowners’ request.
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A. HISTORY / DISCUSSION

In 1979, Lambda Delta Phi (“LDP” or “the Sorority”) purchased the building at 1381 Cleveland Avenue and sought a Conditional Use Permit (“CUP”) to convert it to a sorority house. Over the almost unanimous opposition of the neighborhood (primarily concerning traffic) the City granted the CUP. Mr. John Rutherford who lived at 1384 Raymond Avenue at the time began the appeal process. To appease the neighborhood, the Sorority submitted a site plan specifying a maximum of 7 (seven) off-street parking spaces and 1 (one) garage parking. In exchange for the neighborhood waiving their right of appeal, LDP also entered into an agreement with the neighborhood limiting the dimensions of the parking lot and capping parking at a total of eight cars. LDP’s attorney at the time stated that the agreement was enforceable, had no expiration except upon sale of the property, and was transferable to other parties. The Sorority promptly moved in and never implemented the site plan used to gain the occupancy permit.

In 1999, the Sorority began construction to expand the parking lot with the intent of increasing to 12 spaces. Despite the LDP’s officers acknowledging the existence of the 1979 agreement, they continued construction. The neighborhood was forced to hire counsel which eventually was successful at halting further expansion. Attempts by LDP to submit off-street parking expansion plans did not get a recommendation from the District 12 Planning Committee.

While the Sorority has 17 residents, the current parking lot has a total of 8 (eight) cars parking on the surface lot and there are 12 on-street parking permits issued for a total parking capacity of 20 cars for 17 residents.

B. OBJECTION SUMMARY:

The objection is largely based on several factors that focus on density, traffic, parking, and quality-of-life issues which can be summarized as follows:

1. **§63.305** Parking lot dimensions do not meet requirements for eight parking spaces.
 - i. The Sorority converted 1 garage parking space to living space;
 - ii. In 1999, the Sorority did not expand the existing lot to meet minimum parking lot dimensions for 8 cars;
 - iii. As currently configured, off-street parking under the current CUP is 7 parking spaces and resident capacity would be 22 residents based on a 3-to-1 ratio.
 - iv. The current CUP application incorrectly assumes 8 spaces have been grandfathered.
 2. **§61.501** The conditional use permit will not be in substantial compliance with the following general standards:
 - i. The proposed use conflicts with stated density guidelines of the City's Comprehensive Plan and Zoning for an "Established Neighborhood";
 - ii. The use will be detrimental to the existing character of the development in the immediate neighborhood primarily due to parking, congestion, and noise issues.
 3. **DISTRICT 12 COMPREHENSIVE PLAN:** Conflicts with stated objectives of the District-12 Comprehensive Plan with respect to:
 - i. Reduced reliance on the auto;
 - ii. The existing housing stock of the community is maintained and updated with good design sensitive to appropriate historic character and scale of the neighborhoods;
 - iii. Incorporate Transportation Options into All New Development. All new development in St. Anthony Park will be designed to encourage and facilitate the use of transit, bicycles, and walking for work and leisure; and
 - iv. Create better student transit options, parking options, and access to the St. Paul campus that reduces impacts on the community and the environment.
- C. §63.305** The conditional use permit and site plan does not meet minimum parking lot dimension requirements for eight cars:
1. The Zoning Committee Staff Report is inaccurate that the Sorority is providing eight parking spaces. However, the Sorority's parking lot is not in compliance with their existing CUP. The site plan for the proposed CUP is a non-conforming parking lot.
 - i. In 1979, in exchange for the neighborhood waiving their right of appeal, the Sorority also entered into an agreement with the neighborhood limiting the dimensions of the parking lot and capping parking at a total of eight cars. The Sorority submitted a site plan specifying a maximum of 7 (seven) off-street parking spaces and 1 (one) garage parking. [Site Plan and Agreement collectively as Attachment A].
 - ii. **§60.111 Private easements or covenants** states that "... zoning code is not intended to abrogate any easement, covenant or any other private agreement, provided that where the regulations of this zoning code are more restrictive or impose higher standards..."

- iii. The Sorority never implemented the original site plan as part of its original CUP. That site plan, specified a maximum of 7 (seven) off-street parking spaces and 1 (one) garage parking. In subsequent years, the 1 car garage was converted to living space.
- iv. In 1999, the Sorority expanded and paved the lot to the current configuration which is accurately described in the site plan as being 48 feet wide.
- v. Assuming a 45° parking angle, the minimum dimensions for 8 cars is 50 feet wide. Therefore, the Sorority is only approved for 7 off-street parking spaces on the lot and maximum occupancy would be 22 residents.

D. §61.501 The conditional use permit will not be in substantial compliance with the following general standards:

1. **DENSITY:** The cumulative density for the block is already higher than the City's recommended guidelines. St. Paul's Comprehensive Plan designates this area as an "Established Neighborhood" with density of 3-20 units per acre [See Attachment B: City of St. Paul Comprehensive Plan]
 - i. The current density of this block already exceeds the City's Comprehensive Plan. Approximately 142 people currently live on this block with approximately 101 off-street parking spaces. There are approximately 83 units on 3.42 acres for an average of 24.3 units per acre [See Attachment C: Overview of Block Site Plan.]
 - a. The east half of the city block (facing Cleveland Ave) on which Lambda Delta Phi is located, is zoned "RM-1" and is dominated by multi-family and student housing. There are 9 lots totaling approximately 1.71 acres. Eight of the lots are multi-family or student housing. By our estimates, there are currently 56 units and 89 individuals with 55 cars. ***Density for this half of the block is currently at 32.7 units per acre.***
 - b. The west half of the city block (facing Raymond Avenue) is zoned "RT-2" has 6 single family, 2 apartment buildings, and one student housing totaling 1.71 acres. By our estimates, there are currently 27 units and 53 individuals with 46 automobiles.
2. **The use will be detrimental to the existing character of the development in the immediate neighborhood.** The increased density already brought on with other recent fraternity expansions is having a detrimental impact on quality of life issues for the Homeowners.
 - i. Demand for parking far exceeds supply.
 - a. Lambda Delta Phi has parking capacity for 20, despite only currently having 17 residents. They have indicated they will seek additional on-street parking if they desire.
 - b. The City is allowing expansion of student housing and forcing parking onto the public streets:
 - Alpha Gamma Rho ("AGR") recently doubled the size of their fraternity house to 64 residents with a decrease in parking spaces. AGR currently is approved for 48 on-street parking permits.
 - The FARMHOUSE fraternity just completed a house expansion from 36 to 44 occupants also with a decrease in parking capacity.

- c. Parking is already severely limited because of daily UofM student commuter parking, (daily and throughout the evening Monday-Friday), campus event parking (including TCF bank stadium events as people park on residential streets near the St Paul Student Union and take campus connector buses to the stadium) and State Fair parking.
 - d. Permit parking rules have become out-of-date and only restrict Mon-Fri daytime parking. Residents arriving home after 5 pm will find the street in front of their house completely full. Residents, single family home owners and residents of boarding houses alike and their visitors, must compete for scarce parking spots at all times of day. There are more cars and loud trucks driving around looking for open spots at all times of the night, often parking illegally (too close to corners, for example). This reduces the pedestrian-friendly and safe quality for which the neighborhood is known. Elderly residents and children are especially affected by increased traffic.
 - e. Permit parking is rarely enforced. This often results in improperly plowed streets in winter when cars are not moved, ticketed, or towed during a snow emergency. Poorly cleared spots on the street further reduce winter parking options.
 - f. Many in the neighborhood suspect that on-street parking permit privileges are being abused.
- ii. With the multiple student housing and congestion on Cleveland Avenue, many student residents elect to use the alleys as their primary means of driving between Carter Ave to Buford Ave and up to the FARMHOUSE Fraternity near Dudley Ave (3 blocks away).
 - a. There are a number of young children that live and play in this alley. Despite posted speeds in the alley of 10 mph, it is not uncommon to see cars driving in excess of 20 mph (and texting, etc).
 - b. In the past, the City has denied requests for a speed bump or other traffic calming measures.
 - c. Maintenance of the alleyways has sorely fallen short of keeping up with the excessive deterioration from high traffic volumes.
 - iii. In 2012, the City Council established the Student Housing Overlay Zone for the Mac-Groveland neighborhood [§67.700] stating the following rationale: "...College students tend to generally occupy homes for periods shorter than typical for occupants of owner-occupied homes, the Council understands that student-tenants are highly likely to have different lifestyle and outlook towards property stewardship and living within the community than would more "permanent residents"...and that concentrations of student occupied housing within an established neighborhood will...disrupt the intent and purpose of the zoning code...for these established neighborhoods by overcrowding, excessive vehicular traffic, demand for available parking, noise, and other nuisance conditions..." [City Ordinance 12-34]

In addition to the parking issue cited earlier, the sheer number of transient residents in the immediate vicinity has had an enduring impact on the Homeowners:

- a. While property maintenance has been generally acceptable at LDP, there are recurring issues of late night noise, underage public drinking, and partygoers traversing the alleys between fraternity houses and apartment buildings.
- b. Cleanup responsibility of garbage overflow and discarded drink containers falls mainly to the homeowners.
- c. The cost of alley snow removal in the alley has been borne by the Homeowners for at least 20 years.

E. DISTRICT 12 COMPREHENSIVE PLAN

1. The District 12 Overall goals can best be summarized as increasing the efficiency of land use while minimizing the impact of automobiles as evidenced in the following four objectives:
 - a. *"In the next 10-15 years, environmental and public health in St. Anthony Park improve as a result of increased walking and biking, reduced reliance on the auto, sustainable development opportunities posed by light rail transit (LRT), and industrial land conversion. The existing housing stock of the community is maintained and updated with good design sensitive to appropriate historic character and scale of the neighborhoods."*
 - b. *"Study potential locations to rezone around commercial and industrial areas to establish a gradual transition between land uses and building forms to assure compatibility of adjacent land uses and densities. Goal is to buffer single family uses with more appropriate uses (multi-family) near commercial and industrial areas."*
 - c. *"Incorporate Transportation Options into All New Development. All new development in St. Anthony Park will be designed to encourage and facilitate the use of transit, bicycles, and walking for work and leisure."*
 - d. *"Work with the University to create better student transit options, parking options, and access to the St. Paul campus that reduces impacts on the community and the environment."*
2. The District 12 Council has not discussed the proposed zoning yet. Notice was not received in time for the Council to meet prior to the scheduled Zoning Committee Meeting. The District 12 Land Use Committee approved the zoning request with recommended restrictions on parking at existing levels:
 - a. The Land Use Committee's stated rationale was that not approving the request "wouldn't be fair" in light of recent approvals for Alpha Gamma Rho and FARMHOUSE. With all due respect, compounding two bad decisions with a third is not a sound planning process.
 - b. The District 12 Land Use Committee did recommend a cap on the existing number of on-street parking to the current number of 12 permits.

Without an accompanying cap on off-street lot capacity and on-street parking permits, the current Conditional Use Permit and Site Plan does nothing to restrict the Sorority's request for additional on-street parking permits.

**Respectfully Submitted,
The Homeowners**

Name	Address	Name	Address
Peggy Dahl	1375 Cleveland Ave	John Wright and Jane Gehan	1385 Raymond Ave
Charles and Tara Christopherson	1346 Raymond Ave	Ted Elwartoski and Diana Karwan	1388 Raymond Ave
Steve and Jennifer Toddie	1352 Raymond Ave	Mark Snyder	1391 Raymond Ave
Ken and Tina Hughes	1374 Raymond Ave	Nancy Smith and Murray Johnson	1394 Raymond Ave
Andy McNattin	1380 Raymond Ave	John and Lisa Steinman	1395 Raymond Ave
David and Cathleen Burke	1384 Raymond Ave	Mary Pat Dunlap	1399 Raymond Ave

NEIL B. DIETERICH

ATTORNEY AT LAW

100 MCCOLL BUILDING (5TH AND JACKSON)
SAINT PAUL, MINNESOTA 55101

TELEPHONE
(612) 291-7007

September 6, 1979

291-0713

Mr. John Rutford
1384 Raymond Ave.
St. Paul, MN 55108

Re: Lambda Delta Phi
File No. 554

Dear John:

Enclosed is the executed original of the Agreement restricting the expansion of the Lambda Delta Phi Parking Lot. This Agreement conforms with the previous unexecuted copy, except that I have inserted a legal description for the parking lot in paragraph 1.

I am also enclosing three copies. Please execute these and if you desire, have your neighbors execute them and return them to me.

Thank you for cooperation in this matter, and please call me if you have any questions.

Yours truly,


Neil B. Dieterich

Enc.
NBD/sdm

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day
of _____, 1979, by and between Lambda Delta Phi, Inc.,
a Minnesota non-profit corporation, hereinafter called the "Corporation"
and John Rutford,

hereinafter called "Property Owners".

W I T N E S S E T H

WHEREAS, the Corporation has purchased the property located at
1381 North Cleveland Avenue, St. Paul, situated in the County of Ramsey,
and State of Minnesota, legally described as follows:

Lot Five (5) and all of Lot Six (6) except the South
one-fifth (S.1/5) thereof, in Block Thirty-four (34)
in St. Anthony Park North, according to the recorded
plat thereof on file and of record in the office of
the Register of Deeds in and for said County.

WHEREAS, the Property Owners own property adjacent to and in
the vicinity of the property of the Corporation;

WHEREAS, the Corporation made application to the Planning
Commission of the City of St. Paul for and obtained a special conditional
use permit to use the aforesaid property as a sorority or fraternity;

WHEREAS, the Property Owners have the right to appeal the
decision of the Planning Commission of the City of St. Paul, which
right of appeal expires August 13, 1979;

WHEREAS, the Corporation is desirous that the Property Owners
waive and not exercise their right of appeal; and

WHEREAS, the Property Owners are desirous that the Corporation
not expand its parking lot beyond the dimensions required by the Planning

Commission of the City of St. Paul;

NOW, THEREFORE, IT IS hereby agreed as follows:

1. The Corporation hereby agrees that it will not expand the dimension of the parking lot beyond the following described area:

West Seventy-three (73) feet of the South Thirty eight (S-38) feet of the North Four-fifths (N-4/5) of Lot Six (6), Block Thirty-four (34) in St. Anthony Park North, according to the plat and parcel on file and of record in the office of Register of Deeds, Ramsey County, Minnesota.

2. Nothing herein shall restrict the Corporation from improvement of the parking lot within the aforesaid area including but not limited to resurfacing, repairing, repaving, painting, snow removal or other repairs or improvements to said lot.

3. Nothing herein shall restrict the Corporation from modification of said parking lot to comply with the existing Zoning Codes or subsequent amendments to the Zoning Code of the City of St. Paul or to convert said property to use as a five-unit residential dwelling under zoning codes in force at the time of said conversion.

4. In consideration of the foregoing, the Property Owners hereby give up, waive and relinquish any right to appeal, which they may have from the granting of the special use permit, provided that this agreement shall be subject to and conditional upon no appeal being made by any other property owner or person and the expiration of said appeal period and in the event an appeal is taken from the granting of said permit or legal action is commenced to enjoin or otherwise restrict the issuance of said permit, this agreement shall be null and void.

5. Nothing herein shall restrict the Property Owners from attempting to obtain changes in the zoning ordinances or the classifications of their own property or other property in the vicinity of said property.

6. This agreement shall inure to the benefit of the parties, their heirs, their successors and assigns except that this agreement shall terminate upon the sale of the property by the Corporation.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

LAMBDA DELTA PHI, INC.

By _____
President

Secretary

Owner

6. This agreement shall inure to the benefit of the parties, their heirs, their successors and assigns except that this agreement shall terminate upon the sale of the property by the Corporation.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

LAMBDA DELTA PHI, INC.

By Lynn E. Talbert
President

Carol B. Williams
Secretary

John K. Purford
Owner



CITY OF SAINT PAUL
INTERDEPARTMENTAL MEMORANDUM

DATE: October 16, 1980
TO: Glenn Erickson, Zoning Administrator
FROM: James Bellus, Planning Administrator ~~JB~~
RE: Site Plan #271: Lamda Delta Pi Sorority, 1381 N. Cleveland Ave. ~~AT~~

A Special Condition Use Permit for Lamda Delta Pi Sorority was issued by the Planning Commission on July 13, 1979. One of the Special Conditions attached to that permit was the provision of eight (8) paved off-street parking spaces. We approved a site plan for the 8 required spaces on August 21, 1979. The approved site plan has not been implemented, however, in violation of the Special Condition Use Permit. We would request that the parking lot be constructed according to the site plan we approved.

JB/AT/cc

cc: Steve Grochala



CITY OF SAINT PAUL
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

DIVISION OF PLANNING
421 Wabasha Street, Saint Paul, Minnesota, 55102
612-298-4151

George Latimer
Mayor

July 13, 1979

Charles Knudsen
Knudsen Realty
2190 Como Avenue
St. Paul, Minn. 55108

Dear Mr. Knudsen:

You requested a Special Condition Use Review in order to establish and operate a sorority house (Lamda Delta Phi) at 1381 North Cleveland Avenue.

On Thursday, June 21, 1979 the Current Planning & Zoning Committee of the Planning Commission discussed this Special Condition Use at their public hearing, and found that your application met all required conditions. The Committee voted 4 to 2 to recommend approval of your Special Condition Use Permit with the further stipulations that:

1. All the recommendations of the University of Minnesota Environmental Health Officer be carried out.
2. A Certificate of Occupancy be issued prior to occupation of the premises.
3. A site plan be submitted showing eight (8) paved off-street parking spaces.

The Committee's recommendation was heard by the Planning Commission on June 22, 1979. The Commission laid the matter over until July 13th so Staff could provide further information to the Commission regarding the appropriateness of locating a sorority at this location, investigating parking requirements, to obtain input from District 12, and comment on the requested site plan.

On July 13, 1979, on a 16 to 2 vote, after obtaining from Staff the required information, the Planning Commission approved the Special Condition Use Permit subject to the above three conditions.

Your Special Condition Use Permit is hereby granted.

Sincerely,

Laurence J. Jung
Laurence J. Jung
City Planner

LJJ/gf

cc: Joseph Carchedi, License Inspector
Glenn Erickson, Zoning Administrator
Bill Jungwirth, Finance Dept.

PARKING LOT REVISIONS

7-6-79

HOUSE

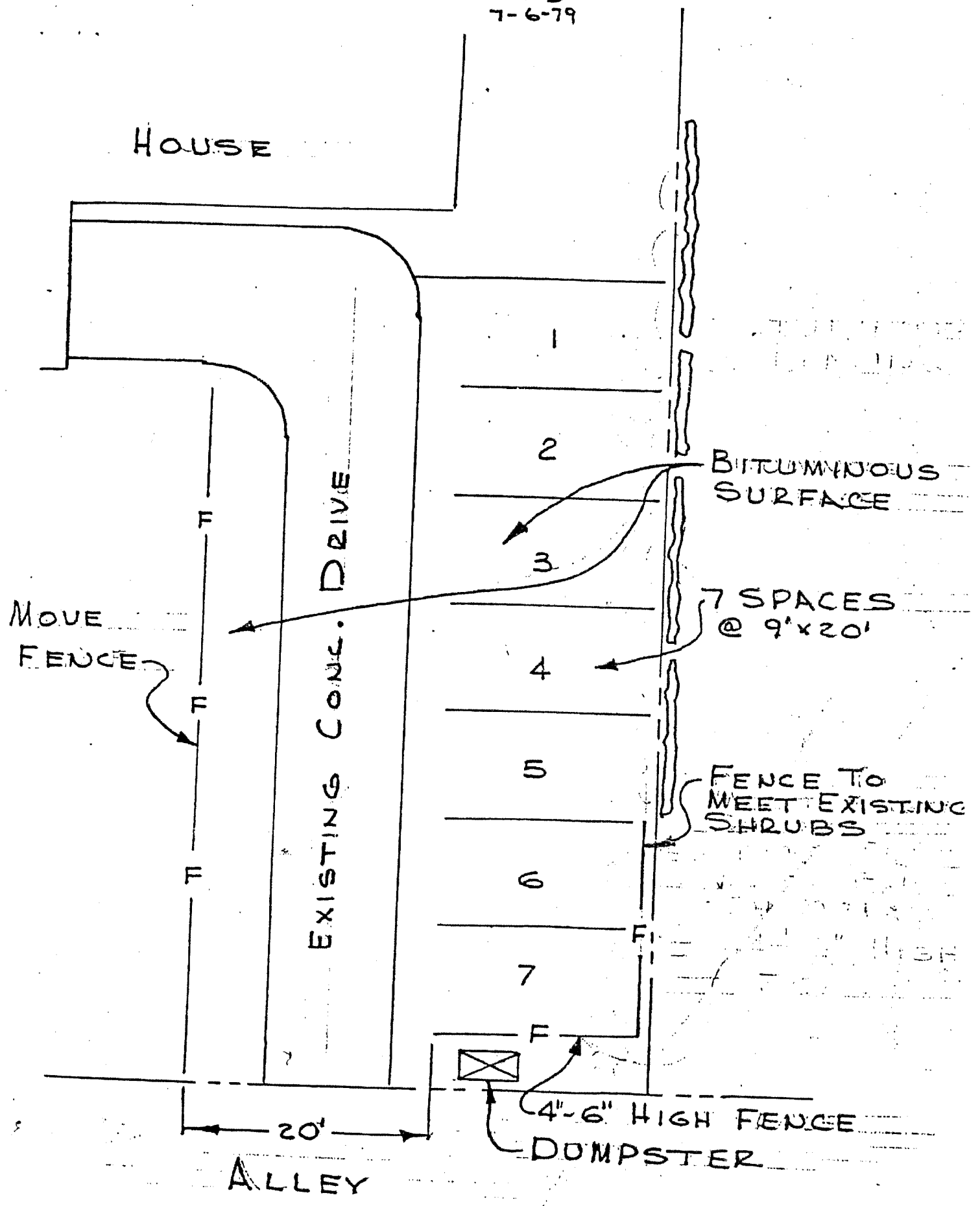
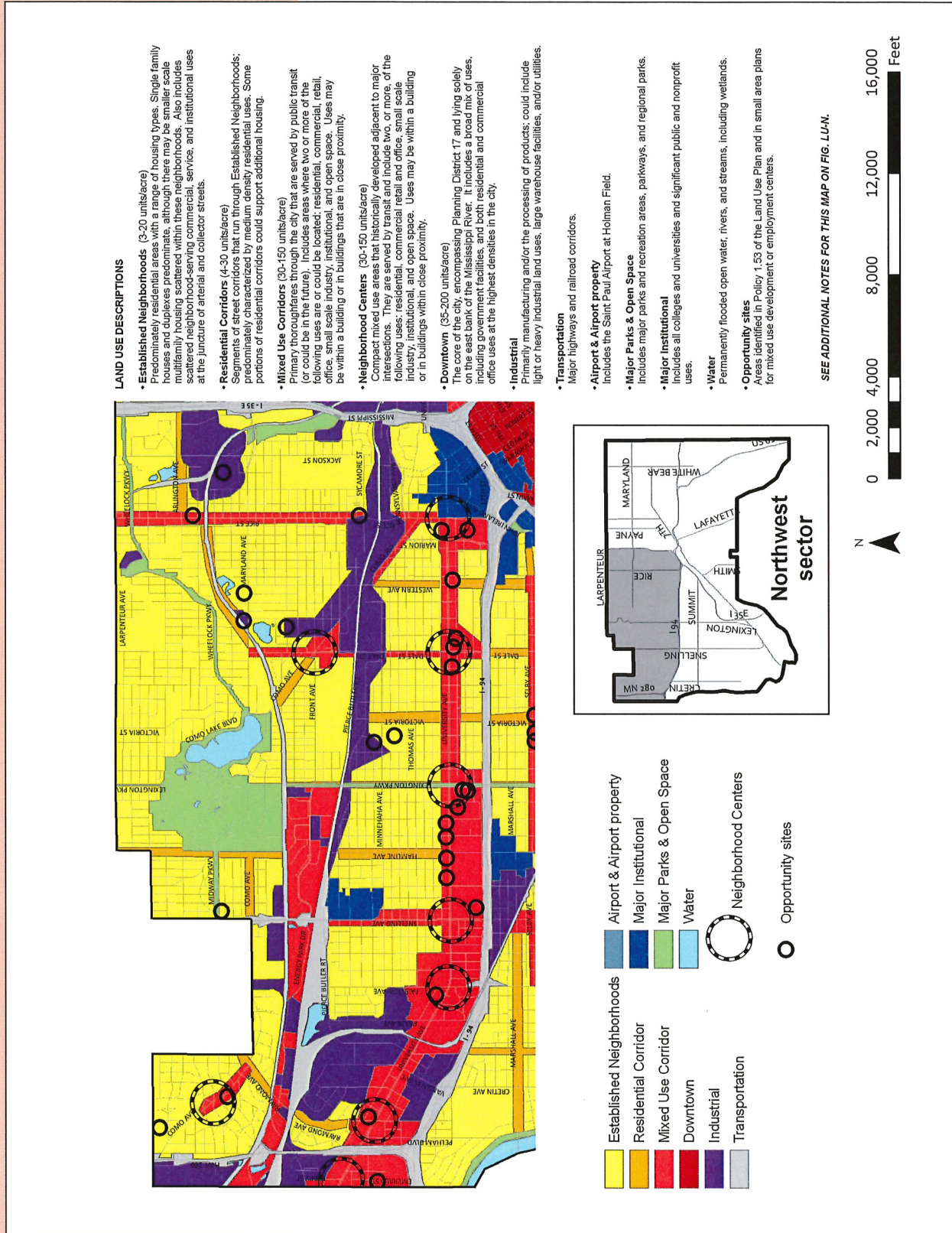


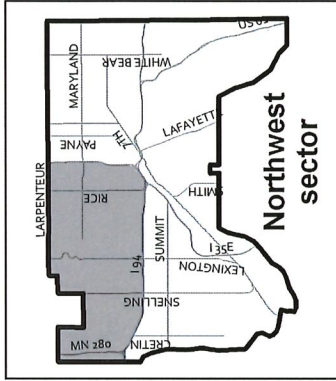
FIGURE LU-L. GENERALIZED 2030 LAND USES, NORTHWEST SECTOR



LAND USE DESCRIPTIONS

- Established Neighborhoods (3-20 units/acre)**
 Predominately residential areas with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered within these neighborhoods. Also includes scattered neighborhood-serving commercial, service, and institutional uses at the juncture of arterial and collector streets.
- Residential Corridors (4-30 units/acre)**
 Segments of street corridors that run through Established Neighborhoods; predominately characterized by medium density residential uses. Some portions of residential corridors could support additional housing.
- Mixed Use Corridors (30-150 units/acre)**
 Primary thoroughfares through the city that are served by public transit (or could be in the future). Includes areas where two or more of the following uses are or could be located: residential, commercial, retail, office, small scale industry, institutional, and open space. Uses may be within a building or in buildings that are in close proximity.
- Neighborhood Centers (30-150 units/acre)**
 Compact mixed use areas that historically developed adjacent to major intersections. They are served by transit and include two, or more, of the following uses: residential, commercial retail and office, small scale industry, institutional, and open space. Uses may be within a building or in buildings within close proximity.
- Downtown (35-200 units/acre)**
 The core of the city, encompassing Planning District 17 and lying solely on the east bank of the Mississippi River. It includes a broad mix of uses, including government facilities, and both residential and commercial office uses at the highest densities in the city.
- Industrial**
 Primarily manufacturing and/or the processing of products; could include light or heavy industrial land uses, large warehouse facilities, and/or utilities.
- Transportation**
 Major highways and railroad corridors.
- Airport & Airport property**
 Includes the Saint Paul Airport at Holman Field.
- Major Parks & Open Space**
 Includes major parks and recreation areas, parkways, and regional parks.
- Major Institutional**
 Includes all colleges and universities and significant public and nonprofit uses.
- Water**
 Permanently flooded open water, rivers, and streams, including wetlands.
- Opportunity sites**
 Areas identified in Policy 1.53 of the Land Use Plan and in small area plans for mixed use development or employment centers.

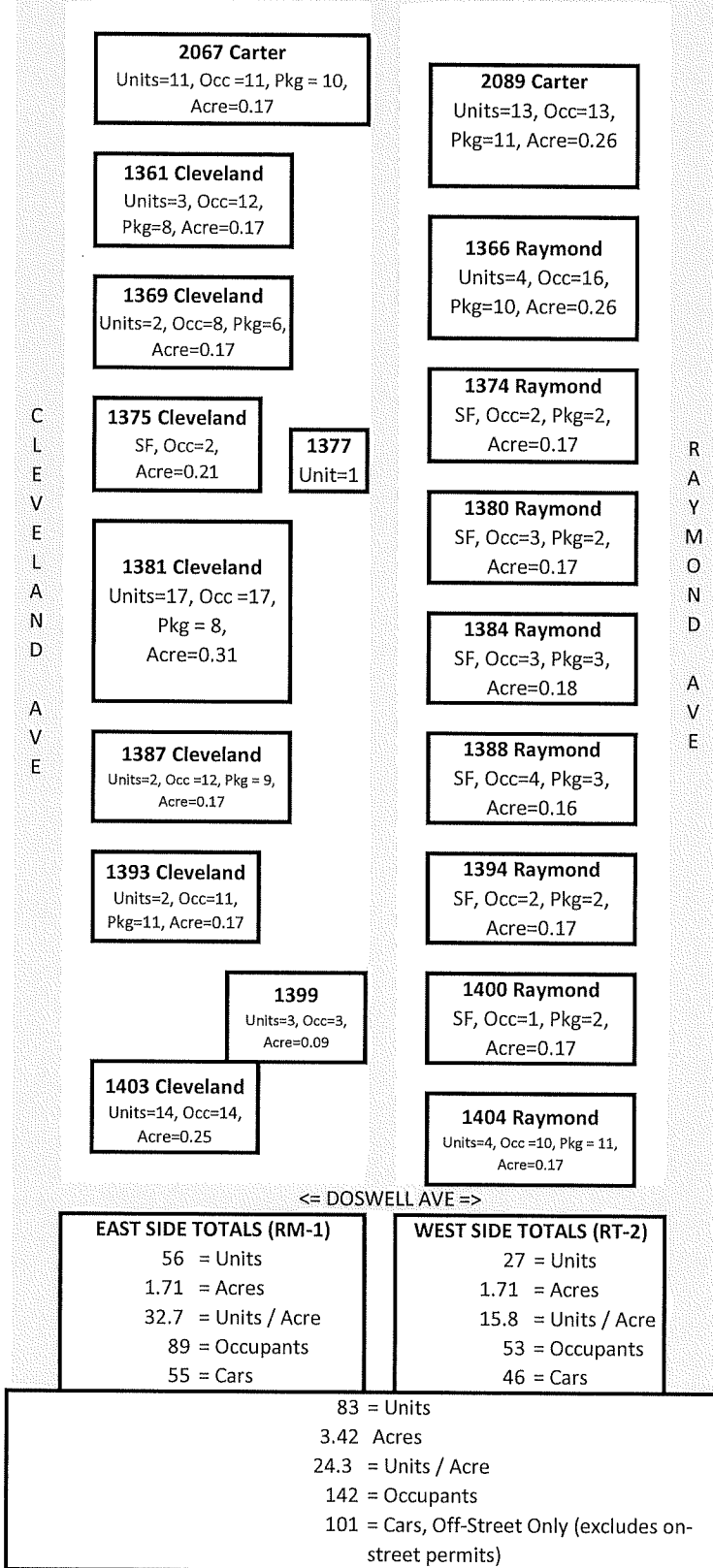
SEE ADDITIONAL NOTES FOR THIS MAP ON FIG. LU-L1.



- Established Neighborhoods
- Residential Corridor
- Mixed Use Corridor
- Downtown
- Industrial
- Transportation
- Airport & Airport property
- Major Institutional
- Major Parks & Open Space
- Water
- Neighborhood Centers
- Opportunity sites

**ATTACHMENT C:
OVERVIEW OF BLOCK SITE PLAN BETWEEN CARTER AVE
AND DOSWELL AVE (Not Drawn to Scale)**

<= CARTER AVE =>



I own the adjacent property to 1381 Cleveland Ave. N. and I support the conditional use permit for additional residents at Lambda Delta Phi Sorority.

Brian Olsen

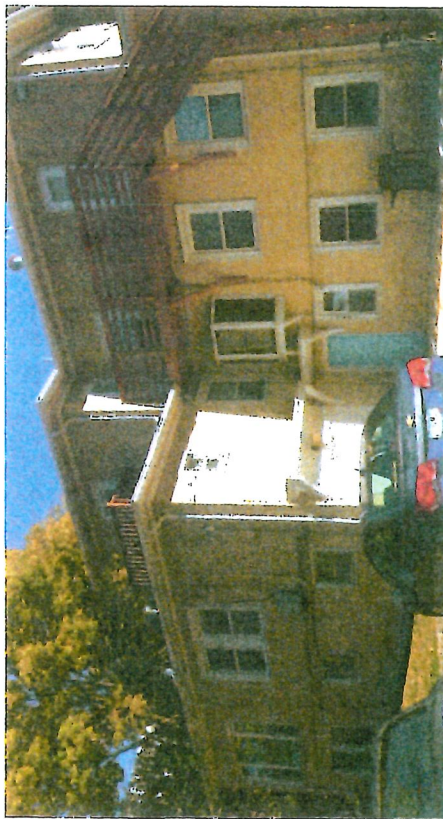
1387 Cleveland Ave. North

St. Paul, MN 55108

612-839-6150

Bolsen09@hotmail.com

 5/10/18







Lambda Delta Phi Sorority

city of saint paul
planning commission resolution
file number
date

WHEREAS, Olu's Home, Inc., File # 18-053-706, has applied for a conditional use permit for a 9 resident adult care home under the provisions of § 65.151 and § 61.501 of the Saint Paul Legislative Code, on property located at 1850 7th St. E., Parcel Identification Number (PIN) 26.29.22.33.0200, legally described as Aurora Addition, Lots 12 & 13, Blk 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 10, 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 application requests conditional use permit approval for a 9-resident adult care home at 1850 7th Street East. The site contains an existing single-family residence that will be converted to the proposed use. No building additions are proposed to accommodate the use.
2. § 65.151 lists two standards that apply to adult care homes in the RM2 zoning district:
 - (a) *In residential and T1 traditional neighborhood districts, the facility shall have a minimum lot area of 5,000 square feet plus 1,000 square feet for each guest room in excess of four (4) guest rooms. This condition is met. With nine (9) proposed guest rooms, the facility requires a minimum lot area of 10,000 square feet (the lot is 10,018 square feet).*
 - (e) *In residential and T1 traditional neighborhood districts, a conditional use permit is required for facilities serving seven (7) or more facility residents. This condition will be met if the subject application is approved.*
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 Comprehensive Plan in Figure LU-B designates the site as part of a Residential Corridor, which supports this type of use.*

moved by _____
seconded by _____
in favor _____
against _____

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Adequate ingress and egress are provided.
- (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 9-resident adult care home will not impact the neighborhood's character.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use will not impact the development and improvement of surrounding property.
- (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. No variances are requested.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Olu's Home, Inc. for a conditional use permit for a 9 resident adult care home at 1850 7th St. E. is hereby approved.

DISTRICT 2 COMMUNITY COUNCIL

1365 Prosperity Ave
Saint Paul, MN 55106-2108
Phone: (651) 774-2220
Fax: (651) 774-2135

April 30, 2018

Bill D.

City of St Paul
Dept of PED, Zoning Section
1400 City Hall Annex
25 W 4TH St
Saint Paul, MN 55102

RE: 1850 7th St, St Paul, MN


Dear Sir/Madam: I am writing today on behalf the Land Use Committee of the District 2 (Greater Eastside) Community Council. The committee met on April 11 to review the application for a conditional use permit by Olu's Home Inc. for the property located at 1850 7th St.

The only concerns brought up was the language of the permit that it identify the type of services provided and that should be noted on the CUP in case of sale of the property although questions of parking, staffing and whether any variances would be required were discussed with the representatives.

Overall, the committee was pleased with the use of the large building and impressed with the reputation of Olu's. The committee voted unanimously to support the conditional use permit application.

Please let me know if you have any questions.

Thank you!


Lisa Theis
Program Director

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, Cushman and Wakefield, File # 18-054-839, has applied for a conditional use permit for a farmers market with up to 15 vendors under the provisions of § 65.515 and § 61.501 of the Saint Paul Legislative Code, on property located at 400 Robert St N, Parcel Identification Number (PIN) 31.29.22.43.0515, legally described as Auditors Subdivision No 56, Lots 1 thru 6; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 10, 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. Zoning Code § 65.515 defines *farmers market* as “an outdoor market at a fixed location consisting principally of farmers and gardeners for the purpose of selling the products of their farm, garden, greenhouse, apiary, or forest directly to the public,” for which it lists the following standards and conditions that apply to the proposed farmers market at 400 N Robert Street:
 - (b) *Approval of a site plan showing the number and location of vendors at the site, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.* The application includes the required contact information and a site plan showing the number and location of vendors at the site. This condition can be met subject to site plan approval by the zoning administrator.

Standards and conditions for farmers markets with more than five (5) vendors:

 - (c) *A conditional use permit is required.* The applicant is requesting a conditional use permit for a farmers market for up to 15 vendors.
 - (d) *The use shall be limited to no more than three (3) days per week.* The application states that the farmers market will occur on Wednesdays from 10 am to 1:30 PM from June 27 to October 10.
 - (e) *Foods, manufactured goods, wares and merchandise may be sold if approved by the Planning Commission.* The application does not request approval for sale of such items.

moved by _____

seconded by _____

in favor _____

against _____

2. § 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 met. The proposed farmer's market in a downtown location is consistent with Land Use Plan policy LU 1.31, which calls for promoting a broad mix of use downtown. Downtown Development Strategy policy 5.24 calls for activating streets with attractive public spaces and food venues. The proposed farmers market in a publically accessible plaza is consistent with this policy.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The proposed farmers market will be located on a publically accessible plaza. Pedestrian ingress and egress to the building will not be obstructed by the vendors and the vendors will not obstruct pedestrian flow on the sidewalk.
- (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 provided that there are adequate trash collection facilities and the vendors clean up any trash in the market area after the hours of operation each day.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The farmers market and the proposed hours and days of operation are compatible with the adjacent mixed commercial and residential uses.
- (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.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Cushman and Wakefield for a conditional use permit for a farmers market with up to 15 vendors at 400 Robert St. N. is hereby approved with the following conditions.

1. Final approval by the Zoning Administrator of a site plan for this use, which shall be in substantial compliance with the plan submitted as part of this application.
2. There shall be adequate trash collection facilities provided, no trash left in the market area, and the market area shall be cleaned of trash on each day of operation after closing.
3. The farmer's market manager shall notify the zoning administrator of any change in the hours or days of operation of the farmers market, which the zoning administrator may approve subject to conformance with applicable zoning code standards.

city of saint paul
planning commission resolution
file number
date

WHEREAS, Abdalla Tobasi, File # 18-055-123, has applied for a conditional use permit for replacement of an auto convenience market under the provisions of § 65.702, § 61.501, and § 61.502 of the Saint Paul Legislative Code, on property located at 801 Selby Avenue, Parcel Identification Number (PIN) 02.28.23.12.0089, legally described as Nininger Donnelly's Addition, Lot 14, Block 5; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 10, 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. Abdalla Tobasi, is applying for a conditional use permit in order to demolish the existing auto convenience market (809 Selby) and the adjacent office (801 Selby), and construct a new one story multi-use commercial building with an auto convenience market, a tobacco product shop, and another commercial tenant. The proposed structure will be 6,646 square feet. The larger building will allow the applicant to add new products such as fresh produce, coffee, and lunch sandwiches. The existing gas tanks will remain where they are and the rest of the site will remain largely unchanged. The new tobacco product shop will only be accessible to patrons that are over 21. A tobacco product shop is a permitted use in a B2 community business district.
2. § 61.702 lists standards the proposed auto convenience market must satisfy:
 - (a) *The construction and maintenance of all driveways, curbs, sidewalks, pump islands or other facilities shall be in accordance with current city specifications. Such specifications shall be developed by the planning administrator, traffic engineer and city fire marshal, and shall be approved by the planning commission, and filed with the city clerk. This condition is met. The applicant is not proposing to make changes to the existing driveways, curbs, sidewalks, or pump islands. According to the applicant, the two curb cuts near the intersection of Selby and Fisk are necessary in order for trucks to be able to maneuver in the parking lot while refilling the gas tanks and making deliveries.*

moved by _____

seconded by _____

in favor _____

against _____

- (b) *A ten-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.* This condition is not met. The applicant is requesting a modification of this standard under the provisions of § 61.502.
- (c) *Outdoor accessory sales of goods or equipment shall not be located in a required setback, parking or maneuvering space, or substituted for required landscaping.* This condition is met. No outdoor accessory sales are proposed at this time.
- (d) *There shall be no exterior storage. Space for accessory outdoor sales of goods or equipment shall be limited to two hundred (200) square feet.* This condition is met. No outdoor accessory sales are proposed at this time.

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 subject parcels are located within a mixed use corridor. LU – 1.24 calls for supporting a mix of uses on mixed use corridors, including small scale commercial uses. Policy 22 of the district 8 neighborhood plan calls for continuing efforts to foster minority business start-ups, retentions, and expansions from within the community. Policy 10 of the district 8 neighborhood plan states the following: *In Summit-University, priority will be given to commercial development on the vacant lots and buildings at Selby and Victoria as well as vacant commercial buildings on Selby Avenue west of Dale Street. Conversion of residential properties on Selby to commercial use is generally discouraged, recognizing Summit-University's opposition to these conversions.* Although the structure located at 801 Selby is residential in nature, it has been zoned for a commercial use since 1922. According to the certificate of occupancy 801 Selby has been used a commercial office since at least 1981. Therefore, this would not constitute a conversion of a “residential property” to a commercial use. Furthermore, the property is zoned B2 community business does not permit standalone residential uses.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The site has curb cuts off of both Selby and Fisk ensuring that provide adequate ingress and egress to and from the site. The applicant is requesting a modification of the 10 foot buffer landscape buffer requirement in part to improve vehicular and pedestrian flow within the site. Setting the building further back on the lot will increase the vehicular flow within the site by increasing the width of the maneuvering lanes around the gas pumps. The increased setback also enables increasing the width of the pedestrian walkway in front of the building. According to the applicant, the increased width of the pedestrian walkway is necessary to accommodate handicapped patrons of his business.
- (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 can be met provided the site is kept free of debris and litter, a decorative fence and landscaping are installed adjacent to the right-of-way along Selby and Fisk, the setbacks adjacent to the residentially zoned properties are landscaped, and any temporary signage installed on the site receives permit approval from the Department of Safety and Inspections.

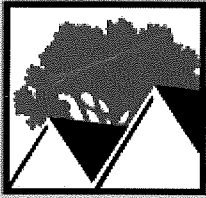
(d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. The proposed use will not impede the redevelopment of adjacent residential uses. The proposed structure will be set back six feet from adjacent residential uses and accessory structures.*

(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 provided the planning commission grants a modification of the requirement that a ten-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.*

4. The planning commission may approve modifications of special conditions when specific criteria of § 61.502 are met: *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 health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.* This finding is met. The applicant is proposing to keep the existing gas tanks in their current location, which creates a fixed site constraint. The intent of locating the proposed structure as shown on the conceptual site plan is to ensure that there is adequate vehicular flow within the site if there are vehicles parked at the gas pumps and that there is a pedestrian walkway in front of the building that is wide enough to accommodate handicapped patrons. Complying with the requirement that there is a ten foot buffer from residentially zoned property would necessitate either developing a smaller building, or decreasing the width of the vehicular maneuvering lane and the pedestrian walkway resulting in reduced vehicular and pedestrian flow within the site. The applicant is proposing a site layout with a 5 to 6 foot landscaped buffer from the adjacent residential zoning districts abutting the northern and eastern property lines of the subject parcel. The northern property line of the subject parcel adjoins the rear yards and the backs of garages of the adjacent residentially zoned parcels and the eastern property line of the subject parcel adjoins the side yard of the adjacent residential parcel. The proposed 5 to 6 foot landscaped buffer from the adjacent residentially zoned property is in keeping with the intent of the provision and shouldn't significantly limit the "reasonable enjoyment" of these adjacent properties.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Abdalla Tobasi for a conditional use permit for replacement of an auto convenience market at 801 Selby Avenue is hereby approved subject to the following conditions:

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.
2. A decorative fence, landscaping, or combination thereof shall be installed along Selby Avenue and Fisk Street frontages on the portions of the frontage without a curb cut.
3. The site shall kept free of debris and litter.
4. The setbacks adjacent to the residentially zoned properties shall be landscaped.



SUMMIT-UNIVERSITY
PLANNING COUNCIL

Board of Directors
2018

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May 7, 2018

Anthony Johnson
Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102

Dear Mr. Johnson,

The Summit-University Planning Council supports Mr. Tobasi's application for a Conditional Use Permit at his gas station.

The Board of Directors voted to support the application at the April 24, 2018 meeting, with the request that Mr. Tobasi demonstrates that he spoke with the neighbors directly surrounding his property. He provided us with a signature page that was accepted by our Executive Committee.

Please feel free to contact me if you have any further questions.

Thank you,

Jens Werner
Executive Director
Summit-University Planning Council
627 Selby Ave Suite A
Saint Paul, MN 55102

From: [Johnson, Tony \(CI-StPaul\)](mailto:Johnson, Tony (CI-StPaul))
To: [Englund, Cherie \(CI-StPaul\)](mailto:Englund, Cherie (CI-StPaul))
Subject: FW: File #18-055-123
Date: Tuesday, May 08, 2018 11:24:41 AM

From: Jillian Baird [<mailto:jbaird683@gmail.com>]
Sent: Tuesday, May 08, 2018 9:04 AM
To: Johnson, Tony (CI-StPaul)
Subject: File #18-055-123

Hi Tony,

Thank you so much for answering all my questions and being so helpful over the phone, both times! Below I have included information on us, our property and what we hope the planning committee will consider.

As we've already discussed, my family is directly impacted due to the shared property line. My partner and I purchased our home in June 2016 knowing it needed a lot of work but committed to the house and the neighborhood. We are the only single family home on the south side of our block of Dayton. We intended to invest in the home, start a family and contribute to the neighborhood. We have followed through on that commitment continuously over the past 2 years of ownership. We have invested well over 100 hours to landscaping alone. We are currently in the middle of a large renovation and have already completed multiple other updates, with many more planned, to put the home back in good condition. We also have a 7 month old daughter whose bedroom window faces south.

The issues we already deal with living near a gas station (e.g., pounding bass from customers' vehicles, bright lights shining in our windows, the eyesore of the station's sign) have been tolerable because we're pursuing the vision we had for this house, and the existing buffers have been relatively sufficient. It seems as though this project is going to drastically change that. What is now a 15-20' fenced, locked green space will possibly be turning into a 6' concrete alley filled with garbage containers, the smell of rotting food and garbage, more bright lights, foot traffic and employee smoke breaks. Our taxes may rise while our property value will undoubtedly plummet. Although not up for debate at the hearing, this project is intrinsically linked to the property next door to the east. What is currently a very large backyard with old, established trees will similarly become a huge concrete building 6' from our property line, which will house store fronts that haven't been named and may or may not be positive for the neighborhood. The expected increase in traffic to the gas station and the other businesses will exponentially increase the noise level and exhaust emissions, at the very least.

We understand improvements to the gas station can be beneficial to the neighborhood and

we are supportive of that. We also believe, however, that creating unhealthy, unsafe, undesirable living conditions drastically different from their current state does not fit with anyone's idea of neighborhood improvement and will ultimately push out homeowners and families like ours. It's our hope that after consideration of these factors, the below issues can be compromised on or addressed in a way that allows us to remain in our home and keep our family in St. Paul.

Decorative visual screening taller than 8' extending along entire shared property line (would require height restriction waiver per Sec 33.07 City of St. Paul code of ordinances)

No modification for 10' buffer requirement

Ground-up exterior lighting

Area should be non-smoking

No garbage containers located along shared property line/rear of building

Breaks in sidewalk/concrete and trees planted therein

Sec 293.02(e)(2) noise ordinance effectively enforced

Gated entrance to western/Fisk St. walkway in accordance with fire code

Again, while we realize the continuation of the building to the east is not part of the hearing, we're also hopeful that the above listed conditions would extend the length of the entire structure as the property line continues to be shared.

Warmest regards,

Jillian Baird

802 Dayton Avenue

From: [Johnson, Tony \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: 18-055-123, 800 block of Selby Ave Gas Station
Date: Tuesday, May 08, 2018 3:12:47 PM
Attachments: [image001.png](#)

From: Groten, Alexandra [mailto:Alexandra.Groten@CO.DAKOTA.MN.US]
Sent: Tuesday, May 08, 2018 3:12 PM
To: Johnson, Tony (CI-StPaul)
Subject: FW: 18-055-123, 800 block of Selby Ave Gas Station

Hi Tony,

Following up from my email last week regarding this Thursday's meeting. Please call me at 507 402 6888 when you can.

Thank you,

ALEXANDRA GROTEN, MPH, RD

Health Promotion Specialist

Dakota County Public Health

651.554.6370



The Dakota County Public Health Department is accredited by the national Public Health Accreditation Board.

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From: Groten, Alexandra
Sent: Thursday, May 03, 2018 9:49 AM
To: 'tony.johnson@ci.stpaul.mn.us'
Subject: 18-055-123, 800 block of Selby Ave Gas Station

Hello Tony,

I am unable to attend the 3:30 meeting on May 10th regarding the expansion of the Tobasi stop on Fisk and Selby. I am wondering if there is a published document somewhere with all the details? I've seen some site plans on a neighborhood media posting. I'm wondering, has this already been approved? It seems as though there is a foundation laid for this work to go forward, providing the necessary community engagement?

I support the work of the Central Commercial Vitality Zone and also support investments in my neighborhood. I own and live in a property one home away from the Tobasi stop. My biggest concern is related to noise. This is a highly trafficked business. My frustration is that many times, people hang out in the parking lot, blaring their car stereos *that literally shakes the entire block*. This doesn't stop at 9pm, 10pm. *It goes on until early hours of the morning*. Sometimes it isn't people gathering, but simply people buying gas that keep their music blaring. Though this is maybe a 5-minute-max stop, having that happen hour after hour into the late night is exhausting. I am concerned that expanding this area will create more opportunity for late-night loud street noise. Since the home directly next to the station is slated to be torn down, I'm concerned about the business getting closer to my property.

Second, I'm wondering what will be inside the gas station once it doubles in size? Is the plan to stock it with a greater selection of healthy foods? (This is a neighborhood without close access to affordable healthy items). The information I've received is confusing regarding a tobacco shop too. Is that a separate location somewhere else, or is that what the building remodel is for at the Fisk site? I am *100% oppose to creating opportunities for tobacco in our neighborhood*.

Garbage is also a concern of mine. I have been disappointed that so many wrappers and trash collect in the 1-block radius of the gas station. I've seen many people come out of the gas station, unwrap some item, and toss a wrapper on the ground, within 100 feet of the gas station, and in front of my property. I am constantly picking up garbage in our neighborhood. Obviously the actions of patrons once they leave the store are not the responsibility of the owner, but I don't see how expanding this site will decrease on the garbage being thrown into the street.

Are there security measures being considered for this project? The neighborhood has dealt with gun violence in the past.

Thank you for helping me understand this project more fully.

ALEXANDRA G.
651.554.6370



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From: Johnson, Tony (CI-StPaul)
To: Englund, Cherie (CI-StPaul)
Subject: FW: Tobasi c-store change #18-055-123
Date: Thursday, May 10, 2018 10:20:27 AM

From: Cindy Carlsson [mailto:Cindy@ExplorationVacation.net]
Sent: Thursday, May 10, 2018 7:45 AM
To: Johnson, Tony (CI-StPaul)
Subject: Re: Tobasi c-store change #18-055-123

This got lost in my in-box while out of town and I think the hearing is today. . .

We don't live right next door, but I would like to see the gas station stay. It's nice to have a gas station nearby and the other changes being made to the property should make the site more appealing and fit better with the neighborhood.

Cindy Carlsson

1080 Laurel Avenue

St Paul

On 5/2/2018 7:20 PM, Johnson, Tony (CI-StPaul) wrote:

Not tonight apparently haha. You can send any comments to me. Another email just saying I support the conditional use permit application for the auto convenience market will suffice (unless you want to add more).

Thanks!

Tony

From: Cindy Carlsson [mailto:Cindy@ExplorationVacation.net]
Sent: Wednesday, May 02, 2018 7:18 PM
To: Johnson, Tony (CI-StPaul)
Subject: Re: Tobasi c-store change #18-055-123

Ah!

We're out of town for the hearing. Should I let Dai know that I support having the gas station stay here? Or is there some other process?

Don't you ever go home!?!

Cindy

On 5/2/2018 6:49 PM, Johnson, Tony (CI-StPaul) wrote:

Yes, the public hearing is only about the gas station, so if you would like comment on the application you would want your testimony to pertain to that aspect of the proposal.

The inclusion of a separate tobacco products shop is so that he can remove all of the tobacco from the gas station. He wants to make the tobacco product shop only open to 21+ people.

-Tony

From: Cindy Carlsson [<mailto:Cindy@ExplorationVacation.net>]
Sent: Wednesday, May 02, 2018 6:43 PM
To: Johnson, Tony (CI-StPaul)
Subject: Re: Tobasi c-store change #18-055-123

Wow. That was fast. Thank you!

While I hate to see more smoke shops, I'm sure the demand is there and the site plan looks good. The current c-store is so tiny, a bigger space with an attractive facade would be good.

Is it correct that continuing the gas station use is the real issue?

Thanks again.

Cindy

On 5/2/2018 5:17 PM, Johnson, Tony (CI-StPaul) wrote:

Hey Cindy,

Abdalla is proposing to demo the existing gas station building and the office next to it (801 Selby), in order to construct a one story multi-tenant commercial building with a new gas station, a tobacco products shop, and another future commercial tenant.

He needs the conditional use permit for the gas station part of the proposal.

I've attached a site plan and elevations.

Feel free to give me a call if you have any more questions.

Have a great night,



The Most Livable
City in America

Anthony Johnson

City Planner

Planning & Economic Development

25 W. 4th St., Suite 1400

Saint Paul, MN 55102

P: 651-266-6620

Tony.Johnson@ci.stpaul.mn.us



Making Saint Paul the Most Livable City in America

From: Cindy Carlsson [<mailto:Cindy@ExplorationVacation.net>]

Sent: Wednesday, May 02, 2018 5:03 PM

To: Johnson, Tony (CI-StPaul)

Subject: Tobasi c-store change #18-055-123

Is there any way to get information on what is proposed
Before the hearing?

Based on past contact with Abdalla, I suspect I support
what he's trying to do, but it would be nice to know
exactly what is being proposed.

Cindy

--

Cindy Carlsson

writer, photographer, and travel evangelist

www.ExplorationVacation.net

www.facebook.com/explorationvacation

www.instagram.com/explorationvacation

<https://twitter.com/travelgalcindy>

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www.instagram.com/explorationvacation

<https://twitter.com/travelgalcindy>

From: Johnson, Tony (CI-StPaul)
To: Englund, Cherie (CI-StPaul)
Subject: FW: Opposition to Conditional Use Permit at 801-809 Selby Ave
Date: Thursday, May 10, 2018 1:44:41 PM

From: Ryan Knoke [mailto:ryan.g.knoke@gmail.com]
Sent: Thursday, May 10, 2018 12:52 PM
To: Johnson, Tony (CI-StPaul); jens@summit-university.org
Subject: Opposition to Conditional Use Permit at 801-809 Selby Ave

To Whom It May Concern,

Please submit this as testimony of my strong opposition to the conditional use permit for Tobasi Stop at 801-809 Selby Avenue, file # 18-055-123.

My concerns about this expansion are three-fold:

- 1) Demolishing and depositing into a landfill an existing residential structure—a charming bungalow that fits in with and enhances the historic character of the neighborhood—is both environmentally irresponsible and aesthetically irresponsible in terms of its negative impact on neighborhood character. The expansion concept renderings reflect a very large, suburban-looking building that is strip-mall looking in both size, scale, and style; this is not appropriate built-form for the neighborhood.
- 2) Our neighborhood and city should be working diligently to promote healthier neighborhoods and lifestyles and a designated smoking shop, which will be significantly larger than the current counter area from which people can currently buy tobacco products, is going in the wrong direction in 2018.
- 3) I have even deeper concerns about increasing the size of a property and business that is a well-known magnet for problem behavior, noise, litter, and other livability and safety issues. In conversations I've had with both new and long-term neighbors and with the St. Paul Police Department, the current gas station is well-regarded as a long-term problem property. In addition to the perpetual noise and behavioral issues directly associated with the property that degrade the livability of the immediate area, I've even had police officers responding to shootings on and around my block point directly to Tobasi Stop as being the site from which the fights began.

I am opposed to allowing a property and business with such a troubling track record (and, I'm guessing, innumerable 911 calls) to be rewarded through expansion—a change that could inevitably result in further degradation of safety and livability for neighborhood residents and neighbors.

Please oppose this conditional use permit.

Sincerely,

Ryan Knoke
785 Dayton Avenue

St. Paul, MN 55104

From: [Johnson, Tony \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Subject: FW: I oppose permit for 801 to 809 Selby
Date: Thursday, May 10, 2018 1:45:32 PM

From: Paul Olson [<mailto:paul@theoddcoupleteam.com>]
Sent: Thursday, May 10, 2018 12:58 PM
To: Johnson, Tony (CI-StPaul)
Cc: jens@summit-university.org
Subject: I oppose permit for 801 to 809 Selby

Dear Tony,

I live in and own 790 Dayton ave, what was formerly an unsightly converted fourplex, which had dubious tenants living in it, due to a landlord with dubious integrity. I bought in late 2013, as I saw Selby avenue had so much potential. Now the home is pointed at by passers-by, because it is so much more attractive. Only the most friendly tenants have lived in the building since I took over.

During my ownership, the vast majority of nuisances which have affected us have occurred behind my property, at Tobasi Stop. It has been a troubled business for many, many years. I oppose the expansion of commercial activity and the expansion of Tobasi stop. I feel that I have it bad enough to have the otherwise nice rear yard of my property be negatively influenced daily by the owners and customers of Tobasi Stop. Why should they be allowed to continue expanding, given their track record? We want improvement in our neighborhood, not a step backwards.

Sincerely,

Paul Olson
Realtor
(651) 403-1032
The Odd Couple Team | Keller Williams Integrity Realty
1460 Grand Ave | St. Paul | MN | 55105
www.theoddcoupleteam.com



Broker Address | 2680 Snelling Ave N #100 | Roseville | MN | 55113

From: Johnson, Tony (CI-StPaul)
To: Englund, Cherie (CI-StPaul)
Subject: FW: Conditional Use Permit at 801-809 Selby Ave
Date: Thursday, May 10, 2018 1:46:24 PM

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

From: Montana Scheff [<mailto:montana.scheff@gmail.com>]
Sent: Thursday, May 10, 2018 1:05 PM
To: Johnson, Tony (CI-StPaul); jens@summit-university.org
Subject: Conditional Use Permit at 801-809 Selby Ave

To Whom It May Concern,

I would like to add my voice in opposition to the conditional use permit for Tobasi Stop at 801-809 Selby Avenue, file # 18-055-123.

I have several concerns:

OUT OF CHARACTER WITH THE NEIGHBORHOOD

The proposed renderings feel out of character with the neighborhood and are out of step with commercial development in an urban setting. The proposed development looks and feels like a strip mall, which is a more suburban approach to development and even losing favor in that setting. In an urban location, smaller footprint buildings, or ones that appear to be separate structures, are more in keeping with the urban landscape. The proposed development already feels dated and is going the wrong direction.

WE WANT TO PROMOTE HEALTHY LIFESTYLES

Adding a separate smoke shop to an overwhelmingly residential neighborhood filled with school age children sets the wrong tone for the kinds of development I would like to see in the area. As a nearby neighbor, I want to breath clean air and want to promote the health and well being of my neighborhood and the people that live here.

WE WANT TO AVOID NEEDLESS DEMOLITION

The house that they are proposing to demolish is a well-kept and attractive structure that adds to the residential and architectural character of the neighborhood. It features one of the most interesting original porches and balustrades on this stretch of Selby Avenue. There has been enough demolition in this part of the city and is out of step with Saint Paul's tendency to preserve.

CONCERNED ABOUT THIS BUSINESS EXPANDING

Unfortunately, this business has a poor reputation and is a crime, litter and noise magnet. If they can't keep the current business under control, concerned that expansion would also expand these problems.

WHAT I MIGHT SUPPORT

If the owners would like to demolish and rebuild a new structure within the current lot and footprint that would better fit in with the style and integrity of all the other early 20th century brick commercial buildings that are all along Selby Ave, NOT add a smoke

shop, and promise to increase and, even more importantly enforce, anti-crime and livability issues through better surveillance and other measures, I might support that.

Sincerely,

Montana Scheff
785 Dayton Avenue
St. Paul, MN 55104

From: [Johnson, Tony \(CI-StPaul\)](mailto:Johnson, Tony (CI-StPaul))
To: [Englund, Cherie \(CI-StPaul\)](mailto:Englund, Cherie (CI-StPaul))
Subject: FW: Opposition to Conditional Use Permit at 801-809 Selby
Date: Thursday, May 10, 2018 1:59:30 PM

From: Doug Nilles [mailto:dougnilles@gmail.com]
Sent: Thursday, May 10, 2018 1:49 PM
To: Johnson, Tony (CI-StPaul)
Cc: jens@summit-university.org
Subject: Opposition to Conditional Use Permit at 801-809 Selby

I received the postcard mailed on 4/30/18, which was extremely vague, implying the existing business would be replaced by something other than an auto convenience market.

I am strongly opposed to any expansion of the current business at 801-809 Selby Ave., for several reasons.

This is a residential neighborhood with low vacancy rates. No housing should be removed in this neighborhood for any commercial use. Particularly since the adjacent homes are some of the oldest and most architecturally distinctive in the neighborhood.

Additionally, there has been a pervasive problem with loitering, noise, littering, and violence at the present business, for at least the past 16 years during which I've lived in this neighborhood. I pass the store several times each day, and I have seen the owners make no attempt to correct this behavior. I frequently see and hear cars blaring excessively loud music, loud arguments, and trash on the ground which ends up being blown around the neighborhood.

Several times during the last few years, I have heard gunshots in the neighborhood and called the police. I have often heard from responding officers that the incident was preceded by a disagreement among youths gathered at the Tobasi Market.

Finally, as the city tries to reduce tobacco use among its citizens, especially youth, an existing tobacco shop should not be given an opportunity to sell more of this dangerous and addictive drug.

Please consider the concerns of neighbors to this property, such as myself.

Thank you,
Doug Nilles

From: [Johnson, Tony \(CI-StPaul\)](mailto:Johnson, Tony (CI-StPaul))
To: [Englund, Cherie \(CI-StPaul\)](mailto:Englund, Cherie (CI-StPaul))
Subject: FW:
Date: Thursday, May 10, 2018 2:00:02 PM

From: Sarah Vandelist [mailto:sarahvandelist@gmail.com]
Sent: Thursday, May 10, 2018 1:51 PM
To: Johnson, Tony (CI-StPaul); jens@summit-university.org
Subject:

To Whom It May Concern,

Please submit this as testimony of my opposition to the conditional use permit for Tobasi Stop at 801-809 Selby Avenue, file # 18-055-123.

I am opposed to the conditional use permit because it would enhance the already negative effect the current business has on the neighborhood and conflicts with the current trends in the neighborhood.

As per the Standard Zoning Enabling Act adopted by Minnesota and codified as Minnesota Statute 462.357, the purpose of zoning is to delegate power to local governments in order to protect the health, safety, welfare, and morals of the community. In pursuing these purposes, zoning is reactive to changing conditions, unanticipated demands, and specific proposals in order to better the community at large. As a result, this committee is empowered to make city planning decisions to further the beneficial interests of the community and meet changing demands.

The Tobasi Stop conditional use permit should be denied because the expansion of the Tobasi Stop would, first, harm the interests of the community, and second, approving the expansion plans is not consistent with the changing nature of the neighborhood.

As a resident in the neighborhood, I walk past the Tobasi Stop daily and am aware of the incidents that happen at the Tobasi Stop. In the time that I have lived on Dayton Avenue, in the same block as the Tobasi Stop but just one street over, I have heard multiple gunshots coming from the Tobasi Stop. There are also frequently cars speeding in and out of the Tobasi stop in a way that doesn't occur at other businesses or even other gas stations. Finally, there is always foot traffic at the Tobasi at all times of day and night. The Tobasi Stop has created an unsafe area in the neighborhood and expanding the Tobasi would result in the neighborhood being more unsafe and the health, welfare, and morals of the community would not be served.

Second, expanding the Tobasi Stop does not conform to the changing conditions of the neighborhood. Recently, the Selby-Dale neighborhood has been changing rapidly with new businesses going in and new construction (some of which is right across the street). Expanding the Tobasi is not concurrent with this expansion. The city planning commission should be invested in the character of this area of St. Paul as it is rapidly expanding into a vibrant and robust commercial district with not only new businesses but new residents. The commitment and dedication to Selby Avenue and its growth does not conform with the expansion of the Tobasi Stop and the demolition of a historic home. Expanding the Tobasi

would take the charm out of this area of the neighborhood and does not coincide with the larger direction of the area, as evidenced by visions of the Rondo Bridge and all the new construction.

Thank you for your time and consideration.

Sincerely,
Sarah Vandelist
786 Dayton Avenue

Johnson, Tony (CI-StPaul)

From: Michelle Nilles <mabnilles@yahoo.com>
Sent: Thursday, May 10, 2018 2:25 PM
To: Johnson, Tony (CI-StPaul)
Cc: jens@summit-university.org
Subject: Opposition to Conditional Use Permit at 801-809 Selby

I received the postcard mailed on 4/30/18, which was extremely vague, implying the existing business would be replaced by something other than an auto convenience market.

I am strongly opposed to any expansion of the current business at 801-809 Selby Ave., for several reasons.

This is a residential neighborhood with low vacancy rates. No housing should be removed in this neighborhood for any commercial use. Particularly since the adjacent homes are some of the oldest and most architecturally distinctive in the neighborhood.

Additionally, there has been a pervasive problem with loitering, noise, littering, and violence at the present business, for at least the past 16 years during which I've lived in this neighborhood. I pass the store several times each day, and I have seen the owners make no attempt to correct this behavior. I frequently see and hear cars blaring excessively loud music, loud arguments, and trash on the ground which ends up being blown around the neighborhood.

Several times during the last few years, I have heard gunshots in the neighborhood and called the police. I have often heard from responding officers that the incident was preceded by a disagreement among youths gathered at the Tobasi Market.

Finally, as the city tries to reduce tobacco use among its citizens, especially youth, an existing tobacco shop should not be given an opportunity to sell more of this dangerous and addictive drug.

Please consider the concerns of neighbors to this property, such as myself.

Sincerely

Michelle Nilles

782 Dayton Ave

Johnson, Tony (CI-StPaul)

From: James Cihlar <jamescihlar@comcast.net>
Sent: Thursday, May 10, 2018 2:15 PM
To: Johnson, Tony (CI-StPaul)
Subject: File no 18-055-123 Tobasi Stop Expansion

Dear Tony Johnson,

I'm writing to protest the planned expansion of the Tobasi Stop on Selby Ave. We live on the 800 block of Hague Avenue, and we can see the Tobasi Stop from our backyard. We have lived here for twenty years. Over that time, there have been numerous fights at the gas station, including gun fire. We have reported this to the police. One time, one of our guests who visited the gas station was verbally, sexually harassed by the attendant on duty. It is not a safe place, and I strongly urge the city to not allow this expansion.

Best,

Jim Cihlar

805 Hague Ave.

St. Paul, MN 55104

612-210-2656

city of saint paul
planning commission resolution
file number
date

WHEREAS, TJL Development LLC, File # 18-055-252, has applied for a conditional use permit (CUP) for building height: at the north wall in T3 zoning district, 55' allowed by right, 68'-4" proposed with CUP; at the south end of the east wall in T2 zoning district, 42'-4" allowed by right with stepbacks, 47' proposed with CUP and stepbacks; at the east end of the south wall in T2, 41' allowed by right with stepbacks, 47' proposed with CUP and stepbacks under the provisions of § 61.501 and § 66.331 of the Saint Paul Legislative Code, on property located at 246 Snelling Avenue S., Parcel Identification Numbers (PINs) 10.28.23.22.0164, -0165, and -0166, legally described as Sylvan Park Addition, Lots 1-5, Block 4; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 10, 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 applicant is proposing to build a 118-unit mixed-use building at the southeast corner of Snelling and St. Clair Avenues, 246-258 Snelling Avenue. The building heights proposed require a conditional use permit in three areas. These areas differ in their allowed heights and "base of measurement." The differences in these areas are a result of the project sitting on parcels with different zoning designations (T2 and T3) and abutting parcels with zoning designations that impact dimensional standards of the project.

The three areas are as follows:

- North wall in T3 zoning district: 55' allowed by right, 68'-4" proposed with CUP
- South end of the east wall in T2 zoning district, 42'-4" allowed by right with stepbacks, 47' proposed with CUP and stepbacks
- East end of the south wall in T2, 41' allowed by right with stepbacks, 47' proposed with CUP and stepbacks.

moved by _____

seconded by _____

in favor _____

against _____

The following table summarizes the requirements by floor and zoning condition:

	T3	T2 abutting T2	T2 abutting R4
Floors 1-3	OK by right	OK by right	OK by right
4th Floor	OK by right	OK by right	OK by right on N, W CUP required for 4'8" on E CUP required for 6' on S
5th Floor	OK by right on E, S, W See 6th floor for N	N/A	N/A
6th Floor	OK by right on E, S, W CUP required for 13'4" on N	N/A	N/A

2. § 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 project is located in a Mixed Use Corridor per the Comprehensive Plan, which supports development on primary thoroughfares served by public transit and contains a mix of uses. Land Use Policy 1.24 “support[s] a mix of uses on Mixed-Use Corridors.” Land Use Policy 1.25 “promote[s] the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multi-family residential development.” Land Use Policy 1.28 “promote[s] conditions that support those who live and work along Mixed-Use Corridors, including frequent transit service, vibrant business districts, and a range of housing choices.

The Macalester-Groveland Community Plan “support[s] multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue” (H2.5); calls to “maintain and/or establish zoning that encourages higher-density (taller) development at the intersection of mixed-use corridors and lower-density (shorter) development at mid-block of mixed-use corridors” (LU1.2); and “supports land use that preserves Macalester-Groveland as a uniquely connected, walkable, mixed-use sustainable neighborhood with a pedestrian-oriented human-scale streetscape” (LU1).

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The proposal reduces curb cuts on the Snelling side of the project from two to one, locating it as far from the intersection as possible. It is two-way access that leads to secured resident-only parking. One curb cut remains on St. Clair to access the ground level parking that will serve both the public and private residents. Public Works Transportation Planning reviewed the site plan and had minor corrections, but no substantive functional issues.

- (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. Snelling Avenue is a major corridor in the city, with mixed use development present at major intersections, such as Saint Clair. The arrangement of the proposed uses is consistent with the character of mixed use development on nearby mixed use corridors, with retail anchoring the corner, active amenity uses on the first floor, and the majority of the residential units above the first floor. Brick is used on the pedestrian-level facades on Snelling and Saint Clair, consistent with materials used in many other buildings in the area. The proposed building steps down significantly as it approaches the single family development to the southeast to reduce impact. A shadow study was conducted for use by the Committee and included in the packet.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The presence of the proposed building would not prevent development consistent with the Comprehensive Plan, area plans, and existing zoning.
- (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.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of T.J.L. Development LLC for a conditional use permit (CUP) for building height: at the north wall in T3 zoning district, 55' allowed by right, 68'-4" proposed with CUP; at the south end of the east wall in T2 zoning district, 42'-4" allowed by right with stepbacks, 47' proposed with CUP and stepbacks; at the east end of the south wall in T2, 41' allowed by right with stepbacks, 47' proposed with CUP and stepbacks at 246 Snelling Avenue S. 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.



320 South Griggs Street
St. Paul, MN 55105
www.macgrove.org

651-695-4000
mgcc@macgrove.org

May 3, 2018

Mike Richardson
City of Saint Paul
Dept. of Planning and Economic Development
25 W. Fourth Street
Saint Paul, MN 55102

Dear Mike;

On April 25th, 2018, the Housing and Land Use Committee (“HLU”) of the Macalester-Groveland Community Council (“MGCC”) held a public meeting, at which it considered the application for a Conditional Use Permit (CUP) for height, reference no 18-055-252, concerning the properties located at 246-258 Snelling Ave. The applicant, who has appeared to discuss the project with the HLU on one separate occasion, appeared to speak to the application and to answer questions.

Prior to the meeting, the HLU received seventeen (17) comments in support of the CUP application, and seventeen (17) comments in opposition to the application. All comments are attached. Furthermore, at the meeting the HLU received additional comments in favor of and additional comments in opposition to the CUP.

After speaking with the applicant, considering neighborhood feedback, consulting the Macalester-Groveland Long Range plan, and assessing the merits of the application, the HLU passed the following resolution with a vote of 11-5:

“The Housing and Land Use Committee of the Macalester-Groveland Community Council supports the CUP and asks for special attention to whatever can be done to remediate traffic and parking on adjacent neighborhood streets.”

If you have questions or concerns, please do not hesitate to contact me.

Liz Boyer
Executive Director
Macalester-Groveland Community Council

cc (via email): Ward 3, City of Saint Paul
Jim LaValle, TJL Development LLC

St Clair & Snelling Development

Michael Sonn <sonn.michael@gmail.com>
To: liz@macgrove.org, Ward3@ci.stpaul.mn.us

Wed, Apr 25, 2018 at 1:12 PM

MGCC HLU & CM Tolbert,

I regret that I'm unable to attend the HLU meeting this evening. Discussion about development at this corner of Snelling has been on going for quite some time now, and I'm very pleased to see such a great proposal that's taken community feedback and worked within the new zoning changes adopted last fall.

I'd like to express my support as a nearby resident and as a MGCC Grid 4 Rep. First, this project is completely within the T3 & T2 zoning that was adopted after the S Snelling Zoning Study. I'd also like to point out that CM Tolbert reduced the zoning (from T3 > T2) for any parcels that are directly across the alley from a single family home (SFH). This was done here and the T2 parcel is only partially across the alley from a SFH parcel so any impact is negligible and has been accounted for by CM Tolbert's downzoning.

As an aside, I don't feel there was ever really a full discussion of what this down-zoning truly means from the perspective of future units. One SFH (one housing unit) has been given precedence over a possible 30-40 future housing units. I fully understand the arguments about impacts to existing homes, but I feel no one has spoken for our future neighbors or the increase to housing costs that this decision will inevitably lead to, but I digress.

Second, as mentioned above, the discussion of heights allowed and impacts to "neighborhood character" happened during the S Snelling Zoning Study. This rezoning also aligns with Mac Groveland's Neighborhood Plan of promoting density along transit corridors. The ongoing "neighborhood character" is mixed-use at transit nodes as imagined through our zoning studies.

Third, I'm pleased to see the uncoupling of parking from the units themselves. This incentivizes not owning a vehicle as there isn't a sunk cost. Also, parking is extremely expensive to build which then, even with decoupling of space rental from housing, raises the overall cost to build and raises the costs per unit, increasing already high housing costs.

Finally, the project activates Snelling Ave through retail spaces and walk up housing. This is exactly why we chose to live in St Paul and specifically Mac Groveland. We paid more for less house so that we're able to walk/bike/transit to all the shops and restaurants around. This development will give us more places to visit and new neighbors to meet and get to know.

In addition, I would like to see stop signs at the exits for drivers since we need to ensure pedestrians are our highest concern. Also, there should be bike parking in the covered retail parking area. Parking for 12 bikes fits comfortably in one car parking space.

Again, my apologies for being unable to attend tonight but there is a lot of support for growth in St Paul, as evidenced by Mayor Carter's decisive victory in November and people willing to come out in support of a project that should be a slam dunk as it fully fits within the zoning and is complying with CUP requirements.

Mike Sonn

Grid 4 Rep
1458 Wellesley Ave

MGCC HLU meeting, Wed Apr 25th, 6:30pm at Groveland Rec Center

Kateri Routh <katerirouth@gmail.com>
To: Liz Boyer <liz@macgrove.org>

Tue, Apr 24, 2018 at 1:07 PM

Liz,

"I'm in full support of granting the conditional use permit on this parcel of land as it's within the allowed height of that newly rezoned corner. This corner has clearly been identified as an ideal location for density, and this building fits that plan. This is a development we want in our community as highlighted by zoning changes and our community plan. –

Kateri - neighbor, HLU member, Board Member"

Kateri

Snelling/St. Clair Development and tonight's planned HLU Committee Vote for LaValle's CUP

Margaret Flanagan <flanagan@iphouse.com>

Wed, Apr 25, 2018 at 2:27 PM

To: Liz Boyer <liz@macgrove.org>, Responsible Development <4responsibledevelopment@gmail.com>, chris.tolbert@ci.stpaul.mn.us

DATE: April 25, 2018

TO: Liz Boyer, Executive Director, Macalester Groveland Community Council

FROM: M. C. Flanagan

RE: La Valle Development at St Clair and Snelling: CUP Request, et. al.

I am very disheartened by the way this developer's request for a CUP (for additional height) has been handled. A vote is expected at the MGHLU Committee **tonight** -- and to my knowledge no official request with specific details has been made available for the MCHLU Committee to review. Worse, the public has no exact information per the extent of the height variance requested -- which will undoubtedly result in additional floors to the development proposed.

This neighborhood worked in good faith with City leaders last year on the Snelling Avenue South Zoning Study wherein T3 zoning was approved for the Snelling St Clair southeast corner (55') and T2 (35') was approved for mid-block. Now, automatically it seems, the developer has requested a CUP for additional height, at least **3x the height of other buildings at this intersection and 5x the height of single family homes this property would overlook.**

Liz, I welcome change at the blighted St Clair/Snelling intersection--i.e., an architecturally interesting, pedestrian-friendly new development, within a height and scale that complements the neighborhood and properties nearby. I strongly oppose LaValle's request for added height -- for which he has given no explanation (i.e., "practical difficulties" as defined in the Comprehensive Plan) except that it makes the project more financially attractive -- for him. This does not align with the City's own Housing Chapter of the Comprehensive Plan, a major strategy of which is to "Promote and Preserve Established Neighborhoods." As stated in this chapter, "**Economic considerations alone do not constitute practical difficulties.**"

I must oppose the MGHLC's plan to vote on a CUP tonight, as the Committee cannot make an informed decision without adequate time to review the developer's new(est) plan, submitted only within the last two business days. As currently proposed I also oppose the project as:

- **Heights of 68' and 55' will impact the sunlight and privacy of adjacent neighborhood homes and will interfere with residents' quality of life.**
- **Over 100 additional cars at this intersection will cause traffic congestion and result in parking issues on adjacent streets, limiting parking options for current homeowners and neighboring businesses. No Traffic Study has been done, nor is one planned at this time.**
- **Pedestrian safety, increased exhaust and noise due to 118 new apartments on this corner are public health concerns no one has yet addressed.**
- **The added height and massive design will be detrimental to the existing character of the immediate neighborhood and negatively affect property values.**
- **The project is not geared toward alleviating St Paul's perceived rental property shortage. Rather, the preponderance of 1 bedroom units is clearly designed to help mitigate Macalester College's chronic student housing shortage.**

Please ensure this letter is documented and included with other feedback received regarding this project in general, and the HLU Committee's planned vote this evening.
Thank you.

--

Margaret Flanagan
275 S Warwick
Saint Paul, MN 55105-2452

New development proposal @ St. Clair and Snelling

Michele Smith-Cox <smithcofamily@q.com>
To: liz@macgrove.org

Wed, Apr 25, 2018 at 1:32 PM

Dear Liz,

My name is Michele Smith-Cox and I am a long-time resident of Macalester-Groveland, having lived in the neighborhood for over 20 years. My home is a mere three houses west of Snelling Avenue and my backyard has a lovely view of the never-ending noise and traffic along the Snelling corridor. I love my neighbors and I love my neighborhood, and I want what is best for everyone.

The new development proposal for the land between St. Clair and Snelling is **NOT** in the best interest of the current single-family (home) residents that surround the development area. While many of the neighbors are in support of an upgrade and better use of the space outlined, the height of the current design proposal is unnecessary and, in my opinion, ridiculous. Why does every proposal need to request a variance to build a higher structure along our block? I do not want residents peering into my backyard from their windows. I enjoy watching the sun and moon rise in the east in the morning and evening. A structure as high as the one proposed does not unify the neighborhood, it simply infuriates the current residents.

In addition to the issue of height, I would like to point out the never-ending congestion at the intersection of St. Clair and Snelling and along Snelling Avenue in general. When the new soccer stadium opens, residents from the south will use Snelling as the most direct route. Over the years, the city and Macalester College have worked to make crossing Snelling safer for their students and other pedestrians. The additional traffic from the proposed development as well as soccer patrons, etc. will only cause more congestion and accidents. I envision the intersection being similar to the daily chaos of the Snelling Selby and Marshall interchanges. The infrastructure along this section of Snelling Avenue is not sufficient for a massive apartment complex.

Finally, I would like to bring up a topic I feel is the "elephant in the room". My block has a couple of rental properties that have been leased to Macalester College students over the years. And, while most of the tenants have been respectful young adults we have also had our fair share of students who regularly hold large parties with the noise and alcohol consumption one would expect from young adults navigating their way through the world. I am the mother of two young adults and, while not a fan, I understand this behavior. I do know there is a shortage of housing for Macalester students and am keenly aware that, despite what developers say, whatever new development is built on said land will be home to many college students. And, while I appreciate and respect Macalester College as a "neighbor" - I do not want a residence hall right next door to a zoning area of single-family homes. Trust me, this will be the case regardless of what type of apartment structure is built in this area. This is yet another reason why the size and scope of the plan should be reduced.

I respectfully ask that you consider the needs of the **ENTIRE** neighborhood and the Macalester-Groveland residents when you vote on the proposed development before you. Our neighborhood wants responsible development that fits the size and scope of

our narrow corridor along Snelling and adds to aesthetic of the area, not distracts from it and dwarfs the single-family homes that surround the proposed site on all sides.

Thank you for your time.

Sincerely,

Michele Smith-Cox
1591 Stanford Ave
St. Paul

Snelling and St Clair CUP

Dan Hintz <dehintz@hotmail.com>
To: "liz@macgrove.org" <liz@macgrove.org>
Cc: "ward3@ci.stpaul.mn.us" <ward3@ci.stpaul.mn.us>

Wed, Apr 25, 2018 at 12:25 PM

Please support the conditional use permit for the project and Snelling and St. Clair. The cities have a housing shortage and we need projects like this.

Dan Hintz
672 Sue Place
651-269-3511

Sent from my iPhone

yes on Snelling/St Clair

Joan Pasiuk <joanpasiuk@msn.com>
To: "chris.tolbert@ci.stpaul.mn.us" <chris.tolbert@ci.stpaul.mn.us>, Liz Boyer <liz@macgrove.org>

Wed, Apr 25, 2018 at 12:00 PM

Chris, Liz,

I write to support the proposed development at Snelling/St Clair. This project supports the density advocated in the Mac Groveland plan and in the city goals. It is a step but does not go far enough. I urge going forward for a much more proactive and vigilant approach to equitable development especially in Mac Groveland. The discussion in Minneapolis (to give landlords a 40 percent break on their property taxes if they keep at least a fifth of their units affordable at level 60 percent or less of the area's median) is worthy of discussion and action here. And we should use a tool like the equitable development scorecard to align our development process and outcomes to equity goals. Let's do this project, and then raise the bar on our housing outcomes.

Joan Pasiuk

1984 Jefferson

Snelling/St. Clair Development

T. Heath <theath_2000@yahoo.com>
Reply-To: "T. Heath" <theath_2000@yahoo.com>
To: Liz Boyer <liz@macgrove.org>
Cc: Cynthia McGowan <camcgowan_2000@yahoo.com>

Wed, Apr 25, 2018 at 11:57 AM

Hi Liz -

Just writing to formally register a comment on the new proposal for the corner of Snelling and St. Clair:

While the new proposal is much better than the original LeCesse proposal, we agree with many of the neighbors that the proposed building is still too large for that corner.

Eliminating at least one full floor from the design would be a better fit aesthetically, in our opinion, and would also reduce the traffic impact on neighboring streets, including ours. Any increase in congestion at Snelling and St. Clair causes traffic to bypass the intersection by taking a "shortcut" through the adjacent residential streets. We already see this during rush hour and during events at Macalester College.

Thanks
Tim Heath
Cynthia McGowan-Heath

Snelling and St. Clair

claudia wendt Vann <claudiawendt.vann@gmail.com>

Wed, Apr 25, 2018 at 10:32 AM

To: liz@macgrove.org

We live at 1552 Sargent, in direct 'line of fire' of the proposed development. We have been in favor of improving that corner, but are adamantly opposed to the request for a height variance.

To add to the congestion in traffic and parking there does not make sense. The sunlight issue will affect our entire block. Most importantly, it appears the character of the neighborhood is not being taken into consideration. PLEASE slow down, say no to greed, and do the right thing by insisting on a reasonable structure that actually adds to the neighborhood.

Sincerely,
Dennis and Claudia Vann

Strong opposition to Snelling and St. Clair proposed development

kathychilders@comcast.net <kathychilders@comcast.net>

Wed, Apr 25, 2018 at
10:20 AM

To: liz@macgrove.org

We have very strong concerns about this proposal and urge you to not accept it. See below:

- The added height and massive design will be detrimental to the existing character of the immediate neighborhood and negatively affect property values.
- Heights of 68' and 55' will impact the sunlight and privacy of neighborhood homes and will interfere with residents' quality of life.
- Over 100 additional cars at this intersection will cause traffic congestion and result in parking issues on adjacent streets, limiting parking options for current homeowners and neighboring businesses.
- Pedestrian safety, increased exhaust and noise due to 118 new apartments on this corner are public health concerns no one has yet addressed.

Kathy Childers
Steve Lehman
351 Warwick Street
St. Paul, MN 55105

Tyler Johnson <tyler.john.johnson@gmail.com>

Wed, Apr 25, 2018 at 8:48
AM

To: liz@macgrove.org, Ward3@ci.stpaul.mn.us

Hello,

I am writing to voice my strong support for the proposed development at Snelling & St. Clair.

I live at Sargent and St. Clair and believe a new, high-density residential development would positively impact the neighborhood and St. Paul as a whole. The reason my wife and I chose to buy a house in this area was because of the proximity to the A-line bus and other transit, as well as the walkability to businesses in the immediate vicinity. High density housing, especially along Snelling Ave and the bus rapid transit route, is a smart growth strategy especially as demand for housing increases.

I think worries about building height or increased traffic are unfortunate and are just reluctance to change - we live in a major metro along a minor arterial/state highway and should be pursuing developments that strive for economic and environmental benefits. A mixed-use development at this location would be a great addition to the neighborhood and increase its vibrancy.

Thank you for your consideration.

Tyler Johnson

246-258 Snelling Ave

Jan E Whitman DVM <dr.whitman@animalmedical.org>
To: liz@macgrove.org

Wed, Apr 25, 2018 at 8:46 AM

Hi Liz,

I am going to try to make it to the meeting tonight.

My concerns about this building are all on the traffic and parking situation.

I know that the area needs to be cared for and updated.

We have lost so much on street parking and with the snowstorm last week we lost all parking on Snelling because

the plow did not go to the curb we use for parking just straight across from the bus curb.

We do need some parking for our businesses, that should be a priority along with encouraging alternate means of transportation.

My business relies on cars to bring my sick patients to me, most are not allowed on a bus because they don't fit in a carrier.

The intersection at St Clair and Snelling already has clogged times at rush hours. I would want it to be safer for pedestrians not adding

100-200 more cars from the development.

I am appreciative that pets will be allowed as residents, but that does not help my current clients or those that live around us.

My staff is parking on the residential streets now.

I would still like to see a smaller development with consideration of parking for the businesses that are here now.

Thank you.

Jan Whitman

Development at St.Clair & Snelling

Elizabeth Wefel <eawefel@gmail.com>
To: liz@macgrove.org
Cc: ward3@ci.stpaul.mn.us

Wed, Apr 25, 2018 at 8:40 AM

Liz,

I hope to attend the Mac Groveland Housing and Land Use Committee tonight where the Conditional Use Permit for the new development proposal at Snelling & St. Clair will be discussed, but in the even that I am not able to I would like to urge that the committee support this permit.

I attended the overview several weeks ago. Several things are apparent - we need more housing in St. Paul and multiunit housing is one of the best ways to meet that need. The location for this development along a transit line would be a great way to achieve that goal.

This property is well within the constraints of current T2/T3 zoning in the neighborhood. Allowing this height will help add much needed housing to the neighborhood. Claims that this is out of character with the neighborhood are ignoring the built environment of the neighborhood, where we have dorms on the Macalester Campus that are similar height. (I know because I spent several years living in one at the corner of Summit and Snelling). Moreover, to meet the housing demands of today and the future, we need to recognize that there may need to be change.

Concerns that there is not enough parking is NOT a reason to reject this proposal. There are some people who will never give up their two or three cars, but those are not the people this development is aimed at. It's also important to note that in a neighborhood that prides itself on its environmentalism we should be embracing development that discourages driving. I'd call the committee's attention to a recent article on MPR, 4 ways to cut your carbon footprint that are more powerful than recycling. <https://www.mprnews.org/story/2018/04/19/4-ways-to-cut-your-carbon-footprint-that-are-way-more-powerful-than-recycling> Going car free is mentioned. Approving this CUP does not mean that committee members and neighbors must give up their cars, but it does promote housing for those who wish to do so.

Thank you.

--

Elizabeth Wefel
444 Warwick Street

Snelling and St Clair

N. K. <nkk897@hotmail.com>
To: "liz@macgrove.org" <liz@macgrove.org>

Wed, Apr 25, 2018 at 8:26 AM

Ms Boyer,

I am writing to urge rejection of the newly proposed apartment building at Snelling/St Clair that needs a CUP to be built. The building would be scarily large and an infringement on the quality of life for the/my neighborhood.

It is clear that the land does need development, but something on a smaller scale would be preferable. It doesn't all have to be about money and profit; please wait for a better plan.

Thanks for your time,

Nancy Kohl
1683 Juliet Ave.

55105

Development at SE corner Snelling and St. Clair

kmcg1919@gmail.com <kmcg1919@gmail.com>

Tue, Apr 24, 2018 at 9:19 PM

To: liz@macgrove.org

Ms. Boyer - I am sorry I will be unable to attend the Mac-Groveland meeting tomorrow evening. I would appreciate it if you would add my name to the list of those opposed to granting a CUP for additional building height for the proposed development on the southeast corner of Snelling and St. Clair. The height, building materials, design and lack of sufficient parking of the proposed structure will all have negative impacts on the quality of life in the surrounding neighborhood and are reasons that the developer should engage in serious redesign. There is absolutely no reason the building has to exceed allowed zoning heights.

I recently attended a Union Park district council meeting where representatives from Ryan Companies were continuing a conversation with members of the council and home owners from the neighborhoods surrounding the proposed O'Gara's development. They are listening to neighbors and making changes to the building in response to concerns. This respectful, thoughtful process will, I'm sure, result in a development on that corner which will satisfy neighbors and the developer. Shouldn't we expect the same type of quality development in Mac-Groveland?

Kate McGough
1172 St. Clair Ave.

Sent from my iPad

oppose the CUP request for additional building height at the Snelling/St. Clair intersection.

Chris Schirber <cschirber123@gmail.com>

Tue, Apr 24, 2018 at 8:54 PM

To: liz@macgrove.org

Dear Ms. Boyer

I am writing to encourage you to oppose the CUP request for additional building height at the Snelling/St. Clair intersection. I am not against new development that fits the existing neighborhood. This development with its added height and massive design will be detrimental to the existing character of the neighborhood.

Thank you in advance for your considerations.

Chris Schirber
1605 Summit Ave.
St. Paul, MN 55105

St. Clair and Snelling Development

Amber Dallman <amber.dallman@gmail.com>
To: Liz Boyer <liz@macgrove.org>
Cc: #CI-StPaul_Ward3 <ward3@ci.stpaul.mn.us>

Tue, Apr 24, 2018 at 8:39 PM

Greetings Liz,

I am writing this email in support of the proposed development at St. Clair and Snelling and urge the MGCC housing and land use committee to do the same.

Our community needs more diverse housing options for people. This location is near frequent transit service, which makes it better for people who may not own a car.

Our family lives a half mile from this location. We frequent the businesses by foot and bike regularly. We also pick up the a line here to run errands. It's a place that makes our neighborhood more livable for our family.

I welcome sharing this space with new residents. And want to see our community welcome increased density and housing to help St. Paul realize our most livable tag line.

Please let me know how I can better support this project and more like it.

Take care,
Amber

Amber Dallman
1328 Sargent Ave
St. Paul, MN

CUP on Snelling and St. Clair

John Osen <j.w.osen@centurylink.net>
To: Liz Boyer <liz@macgrove.org>

Tue, Apr 24, 2018 at 8:34 PM

Liz

Thanks for your service on the council.

I oppose voting on the proposal for the three plots on Snelling and St. Clair at the community meeting tomorrow. Without a disclosure of what the CUP request is, the vote cannot be a informed one and the folks showing up cannot voice concerns in an educated manner.

I will use a baseball analogy, though I am not a sports fan.

This urgency of this meeting seem like the runner is trying to get to second base without passing first. In fact, the runner is trying to get to second base while the fans are still filing in, most of both teams are still in the dugout and the umpires are waiting for the balls.

Release the full proposal including the CUP and give the community at least a week to review it.

Regards,

John

Development on st Clair and Snelling

Tammy Meister <tmeister51@gmail.com>

Tue, Apr 24, 2018 at 6:51 PM

To: liz@macgrove.org

I am writing to voice my opposition to multiple story buildings in this area

I have big a home and office off Snelling on Grand Avenue and Summit

We need to preserve the unique area of St. Paul's with building which fit into the neighborhood

Not cause more pollution congestion lack of sunlight to the area

Please reconsider any big box construction

Sincerely

Tammy Meister

Tmeister 51 @ gmail.com

Sent from my iPhone

St Clair and Snelling proposal is too high

Marcia Meredith <marciameredith77@hotmail.com>

Tue, Apr 24, 2018 at 5:45 PM

To: "liz@macgrove.org" <liz@macgrove.org>

Hello Liz,

This is Marcia Meredith and I live at 1552 Osceola Ave

I am writing to say that the proposed 6 story building on the corner of St Clair and Snelling is too high. I am not opposed to new construction/apartment building there, but 6 stories is too high and not aesthetic for the neighborhood.

Here are the highlights regarding this building proposal:

- The added height and massive design will be detrimental to the existing character of the immediate neighborhood and negatively affect property values.
- Heights of 68' and 55' will impact the sunlight and privacy of neighborhood homes and will interfere with residents' quality of life.
- Over 100 additional cars at this intersection will cause traffic congestion and result in parking issues on adjacent streets, limiting parking options for current homeowners and neighboring businesses.
- Pedestrian safety, increased exhaust and noise due to 118 new apartments on this corner are public health concerns no one has yet addressed.

Thank you for all you do for our neighborhood. I appreciate you taking into consideration this preference that I know is echoed by many others.

Warmly,
Marcia

Marcia Meredith
Ayurveda Practitioner/Nurse Practitioner
Health Through Ayurveda LLC
healththruayurveda.com
651-503-0471

Founder: Minnesota Institute of Ayurveda LLC
mnayurveda.com
<https://www.facebook.com/mnayurveda/>

Erin O'Gara <ogara.erin@gmail.com>
To: liz@macgrove.org
Cc: Ward3@ci.stpaul.mn.us

Tue, Apr 24, 2018 at 5:01 PM

Hello,

I am writing in strong support the proposed development at Snelling & St. Clair. My husband and I chose to purchase a house in this neighborhood because it is walk-able, bike-able, and has access to excellent public transit. These reasons (in addition to the fact that it would be located at the intersection of two major roadways) make this an ideal location to pursue high-density housing.

High-density housing will not only contribute to our community socially and economically, it is a smart, responsible way to grow the city of St. Paul. It would be an especially positive contribution if the developers made a commitment to sustainable building and encouraged transportation alternatives (not just cars) that this neighborhood is well-suited to support. I have lived in apartment buildings similar to the one proposed by the developer, and can vouch that many of the people who chose to live there also made a conscious decision to use alternative forms of transportation. I truly believe that concerns about dozens of cars now parking on every street and dramatic slow-downs in nearby traffic are being greatly overblown.

I am also particularly excited about welcoming new businesses into our community, and hope that retail space is not negotiated or reduced as this proposal moves forward. Studies indicate that businesses located in areas with reliable public transit, as well as high foot and bicycle traffic fare better than those in more car-dependent areas - making this an ideal location for small businesses to prosper. Adding to the number of mixed-use developments in our neighborhood will also ensure economic and social vitality that this specific location is now lacking.

Finally, I know that some of my neighbors have concerns about the height of the proposed building. I am appreciative of how thoughtful the current developers have been with these concerns in mind, and think that their plan feels like an excellent compromise that wouldn't drastically sacrifice the number of available apartments. If I had one critique, it would be that there could be more apartments available (thus increasing the overall height), and at more price ranges, including for families or individuals with restricted incomes.

I hope that as decisions on this proposal progress, the importance of meeting increasing demands for housing in our city are acknowledged and valued over a reluctance to change. Mac-Groveland is a

wonderful place to live, and I would love to welcome many more neighbors through developments such as this.

Thank you for your consideration.

Erin O'Gara
1564 Sargent Ave.

Jake Rueter <jake.rueter@gmail.com> Tue, Apr 24, 2018 at 4:46 PM
To: liz@macgrove.org
Cc: Ward3@ci.stpaul.mn.us, #CI-StPaul_Ward4 <ward4@ci.stpaul.mn.us>

Hi Liz,

My name is Jake Rueter and I'm a resident of Ward 4 in Saint Paul. I'm writing today to express my support for the proposed project at Snelling and St Clair. This project is exactly what Saint Paul needs to be allowing more of amidst our current housing crisis - adding more housing along transit lines while encouraging investment that will grow the city's tax base.

As someone who lives close to the A Line I look forward to supporting the businesses that will move into the first floor retail space!

Best,

Jake Rueter
13XX Blair Ave

K J WELLE <KJWELLE@msn.com> Tue, Apr 24, 2018 at 4:12 PM
To: "liz@macgrove.org" <liz@macgrove.org>
Cc: "Ward3@ci.stpaul.mn.us" <Ward3@ci.stpaul.mn.us>

Liz,

In case I am unable to attend the meeting tomorrow evening, my husband and I are supportive of the project and think it will bring new energy and liveliness to our neighborhood. We appreciate the developer's efforts to create more inviting and open building face on the Snelling Ave side of the building.

Thank you for reaching out,

Karen Welle
175 Vernon Street
St Paul, MN 55105
651-276-2976

Support for Proposed Development at Snelling and St. Clair

Jeff Christenson <Jeff_Christenson@ajg.com>

Tue, Apr 24, 2018 at 4:12 PM

To: "liz@macgrove.org" <liz@macgrove.org>

Cc: "ward3@ci.stpaul.mn.us" <ward3@ci.stpaul.mn.us>

Good afternoon,

I'm writing to express my full-throated support for the proposed development at Snelling and St. Clair. Please include my comments in the public record.

The proposed development would be a great addition for the South Snelling corridor and it would be consistent with other recent additions on major commercial nodes (i.e., Vintage on Selby and the Finn). The proposed development does not require a variance; it's something that's consistent with the zoning code so long as certain conditions are met (and, to my understanding, those conditions are being met with this proposal). The proposed development will help with the dire situation for rental housing in St. Paul, which has a vacancy rate of somewhere between 2% and 3%, compared to a healthy vacancy rate of 5%. It seems as though the proposed development is responsive to demographic trends suggesting more people moving into the city and a shrinking median household size. Finally, the proposed development should add considerable tax base to St. Paul. The Vintage on Selby sold last year for \$87 million, which suggests to me that that property, and others like it, generate significant tax revenue for St. Paul and Ramsey County.

It's clear to me that thoughtful consideration has been given to parking and transportation in and around the site: they're planning on keeping costs for parking separate from rental costs (if these two were tied, it would act as a disincentive for potential residents who may not own a car since they'd have to pay for a parking spot anyway); they're planning on significant bike parking for residents; and they're planning on having real-time information on bus schedules available in the lobby of the building. I do not doubt that this development will add some congestion to Snelling and St. Clair, but I feel that both streets have capacity to handle more traffic. It should not be surprising that there may be congestion on Snelling and St. Clair during peak travel times. Congestion during peak travel is a fact of life in a city and St. Paul increasingly qualifies as a city. Moreover, experiencing congestion may encourage some commuters to either change when they commute or try an alternative mode of transportation. After all, the A Line will be stopping right across St. Clair from this development and is a quick transfer to the Green Line to either downtown (not to mention a quick transfer to the Blue Line if someone works in Bloomington or at/near the Mall of America).

I'm sure you will get a fair amount of opposition to the proposed development. Some may suggest it's too tall (to which I would say that it's (conditionally) consistent with the type of development envisioned by the South Snelling Zoning Study). Others might say it's too ugly (to which I'd say that it's a lot less ugly than the parking lot that sits there now and less ugly than the development proposed by LeCesse last year). Still others might tell you that new residents mean nothing more than new congestion and competition for parking spots (to which I'd say that people will move here one way or another, but this represents an opportunity to encourage people who might prefer public transit or biking/walking to driving to move here, so potentially this development will ameliorate parking/congestion concerns moreso than other types of development).

Thank you for your consideration.

Kind Regards,

Jeff Christenson, J.D.

1482 Lincoln Ave.

St. Paul, MN 55105

Support for development at St Clair and Snelling

Matt Wells <fasolamatt@yahoo.com>
To: Ward3@ci.stpaul.mn.us, liz@macgrove.org

Tue, Apr 24, 2018 at 2:48 PM

Hi Liz,

I write to support the general vision and to specifically support the CUP request for the proposed development at the southeast corner of St Clair and Snelling. The development adds necessary market-rate housing and street level retail in a neighborhood that could use much more of both.

I'm disappointed that the proposal has so much space devoted to parking at a transit rich intersection.

Matt Wells
378 Macalester
fasolamatt@yahoo.com

Please support Snelling/Saint Clair redevelopment

Michael Ramstad <michael.ramstad@gmail.com>
To: Ward3@ci.stpaul.mn.us, Liz@macgrove.org

Tue, Apr 24, 2018 at 10:01 AM

Neighbors,

I would like you to know that I support the proposed redevelopment of Snelling & Saint Clair. This project will make a great addition to our neighborhood and I am excited to see it built.

Thanks,
Michael Ramstad
2014 Berkeley Ave
Saint Paul, MN 55105

St Clair/Snelling development

Jeff Zaayer <JZaayer@southviewdesign.com>
To: "ward3@ci.stpaul.mn.us" <ward3@ci.stpaul.mn.us>, "liz@macgrove.org" <liz@macgrove.org>

Tue, Apr 24, 2018 at 9:30 AM

Chris and Liz,

I wanted to send in my support for the development proposal on the SE corner of St. Clair and Snelling. This project fits perfectly into the T3 and T2 envelopes. However the T2 step down on the southern end of the project reduces the number of available units in the finished project by up to 20 units versus having entirely T3 zoning. The Context of the building being across the alley from a single family home may be reason to justify the shorter building height it does put the priority of a single dwelling unit over the potential of many. This project does an excellent job of activating the street level along snelling via retail space, housing units and activated space in the apartment. It also does a good job of interacting with the street through the building's accentuated articulations on the Snelling side creating interest and step back from the ground level.

I look forward to the support of this project.

Sincerely

Jeff Zaayer

1750 Saunders Ave

St. Paul, MN 55116

Snelling/Saint Clair

T Basgen <tbasgen@gmail.com>
To: liz@macgrove.org

Tue, Apr 24, 2018 at 8:12 AM

Good morning Liz!

Just writing you today in support of the development on the corner of snelling and saint clair. I could give you the whole spiel but I'm sure you've heard it 100 times before. More housing on a transit corridor good. Car/parking centered development on a transit corridor bad.

Have a super day,
Tom Basgen

proposed development at Snelling/St. Clair

Naomi Kritzer <naomi.kritzer@gmail.com>
To: liz@macgrove.org

Mon, Apr 23, 2018 at 10:15 PM

Hi -- I read about the proposed mixed-use building at 246, 252, and 258 Snelling Ave. I live in the next neighborhood over (1305 Pinehurst) and I just want to say that I strongly support this development. St. Paul desperately needs additional housing and multi-story mixed-use development on the A Line is a win for everyone. Also, the building that is there right now is really ugly so there's REALLY no compelling reason not to tear it down and replace it! The pictures look fine, and I would encourage MGCC to approve the project.

Thank you,
Naomi Kritzer
Ward 3

Snelling/St. Clair dev vote

Sharon Sudman <sudman@mninter.net>
To: liz@macgrove.org
Cc: Responsible Development <4responsibledevelopment@gmail.com>

Mon, Apr 23, 2018 at 9:47 PM

Hi Liz,

Hope you're doing well!

I'm writing to oppose the newly proposed development at Snelling and St. Clair, maybe not for the reasons you would think, so I hope you'll hear me out.

I went to an indigenous land conference last year where attendees in one of the sessions learned about how to assess what they value in their environmental milieu as their tribes plan for development, and learned about how to plan to preserve what they value while still allowing for development for the good of the tribe.

While the exercise mostly involved mountains, rivers, grazing land and the like, I realized that St. Paul is going through a similar kind of upheaval, and also has certain beloved characteristics that need to be cared for.

In this neighborhood we have enjoyed a sleepy kind of urbanism (which personally I like) where you can hop on a freeway to get anywhere in the metro in a few minutes, yet walk to the drugstore, grocery, gas station etc. It's like a small town with a lot of the big-city amenities such as colleges, restaurants and entertainment.

What we aren't doing right now is: assessing what is important, and trying to preserve that, and develop around that. That atmosphere, that small town feel is important. We are currently just saying, well, we need higher density, we need transit, we need walkability, you guys need to shut up and let it happen -- and then forcing it on people in traditional "developer-driven" ways. I'm all for density, in fact when people started protesting about the proposed density at the Ford site, I was rather amazed. My precinct (3-8) is somewhat similar in size and I'm sure has about 4,000 people in it. The density proposed for the Ford site is practically nothing compared to what the acreage could support.

Back to Snelling St. Clair. Here we are planning via the recent zoning change to ultimately demolish all the actual affordable housing* (see below) in this neighborhood -- here we are allowing outside developers who have already overrun Minneapolis, Dallas and Denver to strip-mine our city for their own profits, with no payoff for us. Do we need to stand by and stand down as this happens?

I advocate that we take a serious look at what we value. We can have what we value while we work for development and density. Sometimes that means limiting development in certain areas -- Britain has 65 million people in the size of Wisconsin, yet in the 1920s the UK developed a plan to preserve green space and what looks essentially like farmland, in the Public Trust -- perhaps you've seen it. Norway has similar programs. Rome, Florence, Paris and London limit high-rises in the center city so as to preserve the character and profile of their beloved cities.

I don't agree with just saying "no" to it all. But -- we need to take a hard look at what we value, have more conversations, and really identify what is valued and needed before we allow the Denver/Dallas type of development to overrun our city.

Thanks,

Sharon

.....
Sharon Sudman
399 Macalester St.
St. Paul MN 55105
651-699-7132 h
651-698-5552 w
651-247-2382 c

sudman@aol.com
sudman@mninter.net

PS

* Affordable housing is not what comes out of these developments -- apartments at \$1200-2500+. Even if it's labeled affordable, it's not the modest houses and apartment buildings that line Snelling and Randolph and to a certain extent St. Clair, where people can share housing if needed. I live just off Snelling and I've noticed these areas - now zoned for development - are where people of color live in this neighborhood. If this development takes off as planned, it will be the same as Rondo - mindlessly taking down an area well-used by people of color, because it's seen as "undervalued and underdeveloped" by white people.

CUP Opposition!

Tanya Ship <tanya@usjet.net>
To: liz@macgrove.org

Mon, Apr 23, 2018 at 8:58 PM

Dear Ms. Boyer:

My name is Tanya Shipkowitz and I live at 1688 Juliet Ave. I OPPOSE the CUP request for additional building height at the Snelling/St. Clair intersection. My reasons for opposing this monstrosity are as follows:

1. The added height and massive design will be detrimental to the existing character of the immediate neighborhood and will negatively affect property values.
2. The heights proposed (68', 55') will impact the amount of sunlight and openness felt in those blocks, creating a dense and ugly environment such as that found in Uptown. Buildings of that height will affect the privacy of neighborhood homes and will interfere with residents' quality of life.
3. All the extra cars at this intersection will cause INCREASED traffic congestion!! I drive on Snelling every day to get on Hwy 94 and it is HORRENDOUS. Imagine how bad it will get with additional vehicles! In addition, there will be parking issues on adjacent streets, and parking options for current homeowners and neighboring businesses will be limited.
4. Increased traffic = increase in pedestrian and biking accidents. Need I say more?

Please oppose this request.

Sincerely,
Tanya Shipkowitz

St Clair & Snelling

budjay@comcast.net <budjay@comcast.net>
To: Liz Boyer <liz@macgrove.org>

Mon, Apr 23, 2018 at 7:43 PM

As you probably already know, I am 100% opposed to a big building on St Clair and Snelling. But I need to bring up the following points:

1. Has a traffic study been done on this proposal.
2. It appears there are insufficient parking for the number of apartments.
3. Pedestrian safety.
4. Building does not fit in with the current neighborhood.
5. Where is there another 6 story building anywhere near here?

Vernon R Jorgensen
1615 Berkeley Ave
St Paul MN 55105
budjay@comcast.net

Bigger isn't better.

Maggie LaNasa <maggie.lanasa@gmail.com>
To: liz@macgrove.org

Mon, Apr 23, 2018 at 7:22 PM

Dear Liz Boyer - I am writing to inform you of my opposition to the CUP request for additional building height. My very first job was this intersection and I know how busy it was 15 years ago.

I am advocating for safe, architecturally interesting, pedestrian-friendly new development, within a height and scale that complements the neighborhood and nearby businesses.

Please vote no on the developer's request for a conditional use permit at the Macalester Groveland Housing and Land Use Committee meeting.

The way I see it there are no positives of a higher building, but plenty of negatives. The only one who benefits is the developer. Choose the the future of the community and vote no. Choose less traffic congestion. Choose less pollution. Choose sunlight. Choose better health and safety. Choose housing people want, not what the developer is offering. Choose a better future.

Maggie LaNasa
1752 Bohland
Saint Paul, Minnesota, 55116

Development proposed at Snelling and St. Clair

Tom <tmtodd@usfamily.net>
Reply-To: Tom <tmtodd@usfamily.net>
To: liz@macgrove.org

Sat, Apr 7, 2018 at 11:26 AM

I was at the recent community meeting on this subject and was among those who did not get to speak. Thank you for inviting written comments. This is what I wish to say. Although this building is better than the one earlier proposed, it still suffers from the following defects:

Height

The building is too tall for this site. It is taller than recent similarly-situated developments hereabouts and taller than the height generally envisioned by the city for this part of town, after years of study. If the city permits the first two developers in the door after the zoning study (this one and O'Gara) to reach these heights by means of set-backs, we may be sure that this will be the new standard going forward, replacing the one anticipated by the city.

Set-backs

The set-backs in the south part of the building (south of the ballroom) are on the wrong side. They should be on the alley side, for the benefit of the neighborhood, not on the Snelling side for the benefit of passers-by and the aesthetic sensibilities of city planners. The zoning study speaks of "careful attention ... to transitions to adjacent residential neighborhoods." This is not that.

Parking

There is not enough parking for the tenants. Most households these days still have one vehicle, and many have two. Furthermore, some tenants will certainly decide to save rent money by parking outside. All these surplus vehicles will end up parked along nearby residential streets, especially Brimhall Street, which is very narrow and already packed with cars.

Separating the rent for parking and apartment, as the developer proposes, will exacerbate this problem. The city should ask the developer to include one interior parking slot in the monthly apartment rental, except for those who certify that they do not own a vehicle. I believe that the developer will not want to do this, knowing very well that the parking provided for tenants is insufficient.

Thomas Todd
300 Brimhall Street
St. Paul, MN 55105
651-357-3475

From: budjay@comcast.net
To: [Englund, Cherie \(CI-StPaul\); Responsible Development](#)
Subject: St Clair & Snelling prposal
Date: Tuesday, May 08, 2018 10:51:24 AM

Please forward this to the committee before tomorrows meeting.
My name is Vernon R Jorgensen, I have lived at 1615 Berkeley Ave for over 50 years.

Please be advised I am 100% opposed to the 6 story building on the corner of St Clair & Snelling. My reasoning is as follows:

1. The building does not fit well in a residential neighborhood.
2. The building does not have enough parking for it's occupants.
3. There would be major traffic problems and the builder claims a traffic study is not required.
4. I asked the builder where there was another 6 story building around here and he just got irritated.

Thank you for your consideration,
Vernon R Jorgensen
1615 Berkeley Ave
St Paul MN 55105-2023
(651) 698-0213
budjay@comcast.net

From: Tom
To: Englund, Cherie (CI-StPaul)
Subject: Testimony for the hearing on the Snelling-St. Clair development
Date: Tuesday, May 08, 2018 5:38:08 PM

Ms. Englund:

I hope you will be able to provide my testimony on this matter to all the members of Zoning Committee for Thursday's hearing. Thank you.

As a long-time resident of the immediate neighborhood, I have two concerns about the development proposed at St. Clair and Snelling.

- > First, six stories is too tall for this area, and particularly for this type of location, snuggled up against a street of single-family homes. The city has just adopted new zoning objectives, including height objectives, for this part of town, after much consideration. If the city now approves structures substantially in excess of its wishes for the first two developments to come in under the new zoning (this and the O'Gara proposal), other developers will surely take heed; and six stories (and up) will be the new benchmark going forward, replacing the one just adopted by the city.
- > Second, please give some thought now, up front, to the adverse effects of such a large development on traffic and parking on the adjacent streets. Brimhall and Standford streets are already: (a) narrow, (b) heavily parked, and (c) beset by fast, through-cutting traffic trying to beat the stop light at Snelling and St. Clair. This development will add a great many commercial and residential parkers and round-the-blockers to the existing mix. Should not the city act now, up-front, to protect and preserve neighborhood streets from this onslaught, rather than waiting for the inevitable problems and angry protests to come? I refer to such devices as turn restrictions, non-permit parking restrictions, speed bumps, street-blocks, and the like. When you know, from experience, what's coming, why wait for it?

I submit my testimony respectfully after observing the committee's thoughtful engagement with neighborhood worries about development at this site.

Thomas Todd
300 Brimhall Street
St. Paul MN 55105
651-690-5747

From: [Ginger Dunivan](#)
To: [Edgerton, Dan](#)
Subject: Building at St Clair and Snelling
Date: Wednesday, May 09, 2018 8:38:08 AM

Dear Mr Edgerton,

I am writing as a resident of Macalester Groveland neighborhood to express my concern about the proposed building at the corner of St. Clair and Snelling.

I have two major concerns, first the height of the building which will tower over all of the other buildings in the area. This is a residential neighborhood and I would like it to continue to feel like one. It already feels oppressive and crowded because of the changes at Snelling and Selby. I do not want to feel like I am living in Chicago again.

Secondly, the lack of parking. I understand that we want more people using public transportation but the reality is the winter temperatures often go well below zero and the buses/trains don't cover the area well enough. Will the people who will be able to afford the rent in this building, be willing to not own a car? I would expect them to want a heated garage if anything. What will happen to the area businesses when their customers need to park? This could force them to close.

Please reconsider the decision to allow a building of this size to be built in our neighborhood.

Thank you for your consideration.

Sincerely,

Virginia Dunivan
1746 Lincoln Ave
St. Paul

From: Maggie LaNasa
To: Edgerton, Dan; adejoy@esndc.org; blindeke@gmail.com; christopher.james.ochs@gmail.com; cedrick.baker@gmail.com; [Butler, Sonja \(CI-StPaul\)](mailto:Butler, Sonja (CI-StPaul)); ecr@trios-lic.com
Subject: Bigger doesn't mean better.
Date: Tuesday, May 08, 2018 9:23:57 PM

As a millennial who would like to stay in St. Paul I urge you to oppose the extra height request development of the Saint Clair and Snelling site. (specifically the CUP extra height request, for the LaValle proposal).

I had my first job at Sweeney's Cleaners and can tell you that corner is already too congested. I would love to see a neighbor compatible options that adds value and intrigue versus a massive six story building that disrupts the beautiful skyline and is detrimental to the quiet neighborhood.

In addition, I believe this decision will be a gateway for additional disruptive buildings turning this quiet neighborhood into a Hiawatha Ave or University Ave. Quite simply, it will add congestion and traffic without offering any significant value to the current and future families who want to live in this neighborhood and not look out their window and see a giant building. If you do not oppose this zoning you are choosing an option that is detrimental to the character of the neighborhood as well as the health and well-being of all residents. Adding pollution and hurting the ability to have connected communities. There are other options. The developer benefits either way and there are plenty who love the opportunity to build at this site, make the developer think strategically, and creatively. Make them work for the job and find a solution that adds to the character of the neighborhood.

Maggie LaNasa
1752 Bohland Ave,
Saint Paul, MN 55116

From: anmisutherland@yahoo.com
To: [Edgerton, Dan](#)
Subject: Lavalle proposal at Snelling and St Clair
Date: Wednesday, May 09, 2018 12:06:16 AM

Aimee Sutherland

Warwick Street

Paul, MN 55105

8, 2018

425

St.

May

To Whom it May Concern:

I am writing as to the proposed development at St. Clair and Snelling Ave. I was able to attend the Macgroveland Zoning Meeting on April 5th but was unable to ask questions due to time constraints and I was not at the April 25th meeting when the conditional use was voted on. That said I do have some concerns about the development and will share them with you.

As I am sure you have heard, I do think the structure is going to be too high for the area. I was pleased that Mr Lavalle was responsive to the neighbors' concerns about height from previous developers' proposals and include some set-backs to try to cut down on the monolithic nature of the project. It still will be oversized. I look at other building that have built and the 6th is higher than anything I have seen. It just is frustrating that not only do neighbor have to get use the new T-3 zoning but now we also have to swallow a conditional use permit to make it taller.

Parking is also another concern. I am concerned that there is not even one parking space per unit proposed. There seems to be a "study" that has concluded that there are less cars travelling St. Paul and that car usage is down. You prove it by me. They seem to want to market toward Macalester students, which is fine but I cannot believe that they don't drive or own cars. Where will overflow parking happen if these "studies" prove wrong, out on to the street. I have to say with the street parking at Spy House Coffee, Palace Avenue navigation has been at times difficult. I

worry about that on St. Clair Ave too.

And speaking of parking what about the local businesses parking? With the parking lot gone, and new businesses added with the new building where will patrons park? I used to work at Animal Medical and there is shortage of parking right now. How will everyone here now be accommodated? Let alone the new development needs? What happens when they put the median on Snelling south of St. Clair? (I am assuming that is in future plans.)

And I just feel that traffic will be increased in general and feel uneasy about the creating another traffic issue as at Marshall and Snelling with Starbucks.

While I appreciate the need for development and renewal is needed at that corner, I am just concerned. Granted change is hard but careful consideration people should be made comfortable with appropriate thought processes.

Thanks for your time and consideration.

Aimee Sutherland

From: [Margaret Flanagan](#)
To: [aquanettaa@gmail.com](#); [adejoy@esndc.org](#); [Edgerton, Dan](#); [blindeke@gmail.com](#); [cedrick.baker@gmail.com](#); [jeff.risberg@gmail.com](#); [christopher.james.ochs@gmail.com](#); [oliv0082@gmail.com](#); [perryman@csp.edu](#); [ecr@trios-llc.com](#); [tthao@nexuscp.org](#); [wendyLunderwood@gmail.com](#); [Drummond, Donna \(CI-StPaul\)](#); [Butler, Sonja \(CI-StPaul\)](#); [Anderson, Tia \(CI-StPaul\)](#); [Tolbert, Chris \(CI-StPaul\)](#)
Cc: [Richardson, Mike \(CI-StPaul\)](#); [McMahon, Melanie \(CI-StPaul\)](#)
Subject: Re: St Clair | Snelling Development Agenda Item -- May 10, 2017
Date: Tuesday, May 08, 2018 10:32:22 PM

DATE: May 8, 2018
TO: Members of the Saint Paul Planning Commission
cc: Tia Anderson – Public Record
RE: AGENDA ITEM Proposed Snelling | Saint Clair Development
File #18-055-252

The Saint Paul Zoning Committee of the Saint Paul Planning Commission will vote on May 10 to approve or deny a Conditional Use Permit (CUP) for the TJL-LaValle Development planned for 246-252-258 Snelling Avenue S. The CUP application requests additional heights for three buildings at the site, beyond the T3 (55') and T2 (35') heights negotiated with neighbors in 2017.

Please DENY TJL Development's CUP application.

I am very disheartened by the way this developer's request for a CUP (for additional height) has been handled so far. Specifics were not available for review by the Macalester Groveland Housing and Land Use Committee (MGHLUC) **UNTIL THE DAY OF THE VOTE**, April 25. Nonetheless, the MGHLUC voted -- in haste -- to approve the CUP, despite vocal neighborhood opposition.

This neighborhood worked in good faith with City leaders last year on the Snelling Avenue South Zoning Study wherein T3 zoning was approved for the Snelling St Clair southeast corner (55') and T2 (35') was approved for mid-block. Now, automatically it seems, the developer has requested a CUP for additional height, at least ***3x the height of other buildings at this intersection and 5x the height of single family homes this property would overlook.***

The TJL-LaValle proposal also includes 2nd floor patios facing Snelling Avenue S and a fitness center on the first floor. **By including these amenities for tenants, additional building height is being requested. This comes at the expense of neighborhood homes and businesses.**

I welcome change at the blighted St Clair/Snelling intersection--i.e., an architecturally interesting, pedestrian-friendly new development, within a height and scale that complements the neighborhood and properties nearby. I strongly oppose TJL-LaValle's request for added height. The project does not align with the City's own Housing Chapter of the Comprehensive Plan, a major strategy of which is to "Promote and Preserve Established Neighborhoods." As currently proposed, I oppose the project as "the use WILL IMPEDE orderly development and improvement

of surrounding property... and WILL BE detrimental to the existing character of the neighborhood and endanger the public health safety and general welfare.”

• **Heights of 68' (equal to six stories) and 47' will impact the sunlight and privacy of adjacent single story neighborhood homes, immediately to the east. This will radically interfere with residents' quality of life.**

• **Over 100 additional cars at this intersection will cause traffic congestion and result in parking issues on adjacent streets, limiting parking options for current homeowners and neighboring businesses. No Traffic Study has been done, nor is one planned at this time.**

• **Pedestrian safety, increased exhaust and noise due to 118 new apartments on this corner are public health concerns no one has yet addressed.**

• **The added height and massive design will be detrimental to the existing character of the immediate neighborhood and negatively affect property values.**

• **The project is not geared toward alleviating St Paul's perceived rental property shortage. Rather, the preponderance of 1-bedroom units is clearly designed to help mitigate Macalester College's chronic student housing shortage.**

PLEASE VOTE NO to the TJL/LaValle request for a Conditional Use Permit.

Thank you for your careful consideration. The long-term health, safety and quality of life of this neighborhood depends on you and your thoughtful decision May 10.

I appreciate in advance your inclusion of this letter with other feedback received regarding this project in general, and with letters received per the Zoning Committee's planned vote May 10.

Respectfully,

**Margaret C. Flanagan
275 S Warwick
Saint Paul, MN 55105**

From: claudia_wendt Vann
To: aquanettaa@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; Edgerton, Dan; blindeke@gmail.com; christopher.james.ochs@gmail.com; oliv0082@gmail.com; perryman@csp.edu; ecr@trios-llc.com; Jeff.risberg@gmail.com; thao@nexuscsp.org; wendyl.underwood@gmail.com; ewojchik@hotmail.com
Cc: 4responsibledevelopment@gmail.com
Subject: Snelling and St. Clair Development
Date: Tuesday, May 08, 2018 5:46:23 PM

Dear Zoning Committee and Planning Commission members,

We are writing to express our dismay over your vote to approve the extra height request for the LaValle proposal. Are you not listening to the neighbors?

We recognize that development is needed at that corner. But not one so out of context with the flavor of the neighborhood that it detracts from the qualities of life that draw people to this area.

- We **do not** want to look out of our back windows to a wall of apartments. SIX floors is simply too high and too big for an area of single family homes and one- and two-story businesses.
- We are concerned about the impact that reduced sunlight will have on our yard.
- We feel very protective of the businesses already there, which depend on and need accessibility in customer parking. The expected lack of parking if this large complex is allowed will negatively affect those small businesses. Those small businesses give St. Paul the character and reputation it has. We should do all we can to keep them going.
- Neighbors have been consistently resistant to development in the neighborhood that is not in character with the existing homes - no huge McMansions, no tall buildings, etc. This definitely falls under that category.
- The intersection of Selby and Snelling has become a real negative for the neighborhood. Why would you want to multiply that hassle for St. Paul residents? To have two such busy intersections so close together would really change the tenor and character of the neighborhood, and also brings to mind questions of safety for both pedestrians and motorists.

These are but a few of our concerns. Work responsibilities prevent our appearance at the meeting on May 10, but want to offer a strong NO to the continuation of this plan.

Thank you,
Claudia and Dennis Vann
1552 Sargent Avenue
St. Paul, MN 55105

From: Lauren
To: Richardson, Mike (CI-StPaul)
Cc: Englund, Cherie (CI-StPaul)
Subject: Re: Snelling/St. Clair housing project
Date: Wednesday, May 09, 2018 9:57:31 AM

Hello,

My address is
723 Woodlawn Ave
St Paul 55116

Thank you.

Lauren Nielsen

Sent from my iPhone

On May 9, 2018, at 9:53 AM, Richardson, Mike (CI-StPaul)
<mike.richardson@ci.stpaul.mn.us> wrote:

Hello Ms. Nielsen,

Thanks so much for your email. If you would be so kind as to send your address, I'd appreciate it. We need it to consider it as part of the official public record.

Thanks again,

Mike Richardson

City Planner

Planning & Economic Development

25 W. 4th St., Suite 1400

<image001.jpg> Saint Paul, MN 55102

P: 651-266-6621

mike.richardson@ci.stpaul.mn.us

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

Making Saint Paul the Most Livable City in America

From: Lauren Nielsen [<mailto:lnielsen01@gmail.com>]

Sent: Tuesday, May 08, 2018 4:39 PM

To: Richardson, Mike (CI-StPaul)

Subject: Snelling/St. Clair housing project

Dear Mr. Richardson:

I am writing to express my support of the housing project at Snelling & St. Clair Avenues. As a resident of the neighborhood, I believe that this project would be incredibly beneficial to the entire neighborhood and to St. Paul in general.

St. Paul has a huge housing shortage and we need more housing in every neighborhood.

I further support this project as it is on a major transit corridor. I am a transit advocate and I ride the A-line bus nearly every day. The future residents of the housing project at Snelling/St. Clair will have easy access to this transit line, making the housing project an ideal place for many to live.

This project also fits in wonderfully with the Macalester neighborhood. I believe that we need diversity in buildings in our neighborhood that will provide housing, community areas, and commercial business spaces. Many of the buildings on Macalester's campus are taller than the proposed project, therefore, the project's height should not deter this project from moving forward. Please do not let a few angry voices outweigh the needs of the many.

Thank you for your time and again, please support this project!

Sincerely,

Lauren Nielsen
Resident, Ward 3

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Ryan Ricard](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: RE: In Support of the Proposed Development at Snelling & St. Clair
Date: Wednesday, May 09, 2018 9:54:45 AM

Hello Mr. Ricard,

Thanks so much for taking the time to provide input. It will be forwarded to the Zoning Committee for their consideration.

Best,

Mike Richardson
City Planner
Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

Making Saint Paul the Most Livable City in America

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

From: Ryan Ricard [<mailto:wally@firewally.net>]
Sent: Tuesday, May 08, 2018 4:41 PM
To: Richardson, Mike (CI-StPaul)
Subject: In Support of the Proposed Development at Snelling & St. Clair

Hi Mike,

My name is Ryan Ricard and I live at 407 Snelling Ave S. I've taken a look at the plans for the proposed development at the intersection of Snelling Ave and St. Clair and I think it's a well-considered building that will make a valuable addition to the neighborhood. Adding new housing along important transit corridors like the A Line BRT is the best tool we have to fight the growing housing crisis in our city and help prevent skyrocketing rents. As you are pr

It's my understanding that the developer has already made some modifications in response to community feedback around aesthetics and shadows and I think the resulting design should be approved by the city so that the project can begin construction soon.

Thank you,
Ryan Ricard

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Brian P Heilman](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: RE: My support for the apartment project at Snelling & St Clair
Date: Wednesday, May 09, 2018 9:58:36 AM

Hello Mr. Heilman,

Thanks so much for taking the time to share your input. I'll be sure to forward it to the Zoning Committee for their consideration.

Regards,



Mike Richardson
City Planner

Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

The Most Livable
City in America



Making Saint Paul the Most Livable City in America

From: Brian P Heilman [<mailto:heilman.brian@gmail.com>]
Sent: Tuesday, May 08, 2018 5:02 PM
To: Richardson, Mike (CI-StPaul)
Subject: My support for the apartment project at Snelling & St Clair

Dear Mr Richardson,

My name is Brian Heilman, a resident at 1145 Raymond Ave in Saint Paul, and **I'm writing to express my support for the apartment building project at Snelling & St Clair.**

I believe that the best way to maximize the positive potential of this time of rapid growth in the population of our city is to invest in intelligent, equitable efforts to increase residential density in Saint Paul. This project is a good example of this approach, where the developers have made fair accommodations to concerns voiced by neighbors, and have pushed forward with a project that adds needed housing stock along a main bus and transit corridor. I'm excited about the growth and transformation of our city, and I regret that a minority of wealthy residents who wish to shut the door to a great life in Saint Paul to all new residents, particularly those of racial, ethnic, and other minorities, seem to dominate the microphone and influence when projects like this come in front of the relevant planning commissions. There are a preponderance of us out here who really mean it when we post our "all are welcome here" signs on our lawns. :) Let's continue to open the door to new neighbors who will help our city thrive, in part by giving them a place to live at Snelling & St Clair.

Thank you very much for your consideration,

Brian

Brian Heilman
1145 Raymond Ave #2
Saint Paul, MN
608 738 1162

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Amanda Willis](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: RE: Snelling/St Clair development
Date: Wednesday, May 09, 2018 10:00:36 AM

Dear Ms. Willis,

Thank you for taking the time to provide input on this case. It will be forwarded to the Zoning Committee for their consideration.

Best,

Mike Richardson
City Planner
Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

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

From: Amanda Willis [<mailto:amandaewillis@gmail.com>]
Sent: Tuesday, May 08, 2018 5:13 PM
To: Richardson, Mike (CI-StPaul)
Subject: Snelling/St Clair development

Hi Mike,

I am writing in strong support for the proposed development at Snelling and St Clair. I am a Ward 3 resident and eagerly look forward to more housing in our area. The A Line is a fantastic transit service which will be very convenient for the new residents. I can't wait to see more projects like this to infill along our transit corridors. Thanks so much!

-Amanda Willis
1727 Race St
St PAUL, MN 55116

Sent from my iPhone

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Benjamin Ashley-Wurtmann](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: RE: Snelling st clair
Date: Wednesday, May 09, 2018 10:23:54 AM

Hello Ben,

Thanks much for taking the time to provide input on the CUP application at Snelling & St. Clair. We will forward this on to the Zoning Committee for their consideration.

Best,



Mike Richardson
City Planner

Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

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From: Benjamin Ashley-Wurtmann [<mailto:ben.wurtmann@gmail.com>]
Sent: Tuesday, May 08, 2018 6:40 PM
To: Richardson, Mike (CI-StPaul)
Subject: Snelling st clair

As a nearby resident, I write in strong support of the proposed Snelling/ST Clair project, and ask that the city make any required approvals expeditiously.

I live near the A line at Marshall, and I want the City to make the most of that investment. We need to maximize opportunities for housing where people will have less reliance on cars. We have housing needs **and** must face global climate change. Transit oriented development is a critical first step for our city.

Thank you,

Ben Ashley-Wurtmann
1661 Iglehart

--

Sent from Gmail Mobile

From: Kateri Routh
To: Richardson, Mike (CI-StPaul)
Cc: Englund, Cherie (CI-StPaul)
Subject: Re: Address Required for Snelling & St. Clair Project
Date: Wednesday, May 09, 2018 10:29:57 AM

The address was listed at the end of the email. See below:

Hello Mike,

I wanted to reach out in support of the building being proposed at the corner of St. Clair and Snelling. As a five year resident of Mac-Groveland (started as renters then home owners) I am thrilled about this proposal! We are in desperate need of more housing in our neighborhood and the city as a whole. This is the perfect corner (A-Line, rezoned to T-3, fits the city and neighborhood plan, replaces a surface parking lot).

And it looks great, especially when compared to the last development that was proposed.

I wanted to make sure you were hearing from neighbors very much in support of this development!

Thanks for your work,

Kateri Routh
2093 Stanford Ave
Saint Paul, MN 55105

On Wed, May 9, 2018 at 10:20 AM, Richardson, Mike (CI-StPaul)
<mike.richardson@ci.stpaul.mn.us> wrote:

Hello,

You're receiving this email because you've submitted a comment for the CUP application at Snelling & St. Clair via MGCC, but did not provide an address in at least one of your letters, which is a requirement for inclusion in the public record. You may have submitted another comment with your address, and if so, that particular letter will be included. Please **reply all** to this email with your name and address and we will submit your input to the Zoning Committee for their consideration.

Please do so before 3:00 PM on Thursday, May 10 to ensure it is included in the packet.

Regards,

Mike Richardson
City Planner
Planning & Economic Development
25 W. 4th St., Suite 1400



Saint Paul, MN [55102](#)
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

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From: Tammy Meister
To: Richardson, Mike (CI-StPaul)
Cc: Englund, Cherie (CI-StPaul)
Subject: Re: Address Required for Snelling & St. Clair Project
Date: Wednesday, May 09, 2018 11:05:42 AM

Tammy Meister

1605 Summit ave
St. Paul MN 55105. Home

1696 Grand ave
St. Paul MN 55105. Office orthodontist

Sent from my iPhone

On May 9, 2018, at 10:20 AM, Richardson, Mike (CI-StPaul)
<mike.richardson@ci.stpaul.mn.us> wrote:

Hello,

You're receiving this email because you've submitted a comment for the CUP application at Snelling & St. Clair via MGCC, but did not provide an address in at least one of your letters, which is a requirement for inclusion in the public record. You may have submitted another comment with your address, and if so, that particular letter will be included. Please **reply all** to this email with your name and address and we will submit your input to the Zoning Committee for their consideration.

Please do so before 3:00 PM on Thursday, May 10 to ensure it is included in the packet.

Regards,

Mike Richardson

City Planner

Planning & Economic Development

25 W. 4th St., Suite 1400

<image001.jpg> Saint Paul, MN 55102

P: 651-266-6621

mike.richardson@ci.stpaul.mn.us

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

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Kate Hebel
1301 Fairmount Avenue
St. Paul, MN 55105-2704
651-690-3441

TO: Zoning Committee of the St. Paul Planning Commission

DATE: May 9, 2018

RE: Thursday May 10, 2018 Committee Meeting

SUBJECT: 18-055-252 Snelling Avenue Development, 246 Snelling Ave.S., SE corner at St. Clair

Conditional use permit (CUP) for building height: at the north wall in T3 zoning district, 55' allowed by right, 68'-4" proposed with CUP; at the south end of the east wall in T2 zoning district, 42'-4" allowed by right with stepbacks, 47' proposed with CUP and stepbacks; at the east end of the south wall in T2, 41' allowed by right with stepbacks, 47' proposed with CUP and stepbacks.

I am a long-term resident of the Macalester-Groveland area of St. Paul; I have lived at my present address for 33 years. The SE corner of St. Clair and Snelling is an eye-sore and needs something done, but in a way that is respectful of the residents that have made our lovely neighborhood a community.

I was opposed to T3 for that corner, especially when the adjacent NE and SW corner are only two story buildings, with long term retailers, restaurants and veterinarian. Those businesses serve our neighborhood. However, now that T3 has been determined to be in the citizens' best interest, I fail to understand why loop holes are constantly included in the codes and laws. "If you give an inch, they'll take a mile" comes to mind. The developer and architect purposely intended for this building to be larger than the T3 height of 55 feet allowed. A six story building on that corner would be the LARGEST building on Snelling. I know, I have driven from the Vintage to the Highland water tower. No building designed and developed over the past two decades is that high; four stories is norm.

This type of development will definitely alter the neighborhood character, value and traffic.

I have used St. Clair as my main artery to Highland (for my groceries and bank) for the last three decades. The intersection at St. Clair and Snelling with the present traffic has become a major bottleneck and a problem for us local residents. Adding high density housing on that corner will just make matters worse.

Those turning northbound on Snelling (eastbound on St. Clair) and those turning southbound (westbound on St. Clair) cause extended backups on St. Clair. I have sat through two and three stop lights simply waiting to continue on St. Clair. It's a nightmare, and now you want to add a garage dumping more traffic on St. Clair. I don't understand the logic.

So of course the answer is for "everyone" to use the A-line. My father used to say "you can take a horse to water but you can't make him drink". I am so tired of hearing that we need mass density to justify the A-line. I have done my fair share of riding the buses, when I was younger. I am 67 years old; I have no intention of waiting in inclement weather; wasting the time it takes to get someplace; transfer multiple buses or trains, and most importantly fearing for my safety. Even the bus drivers are fearful; it was a major issue when negotiating their union contract. Just the other day two women were raped at a mass transit stations. I no longer consider mass transit in this city safe, for young or old.

My fear is that due to the small sizes of some of the units, lack of parking for each unit, and the location that this building will become more student housing. The neighbors want to foster "neighborhoods"; student housing is transient. The neighbors are the ones who have worked hard to foster neighborhoods and community.

**I ask that you each of the commissioners seriously consider and respect
the neighbors by voting NO for the CUP.**

From: [T. Heath](#)
To: [Richardson, Mike \(CI-StPaul\)](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: Re: Address Required for Snelling & St. Clair Project
Date: Wednesday, May 09, 2018 11:09:29 AM

Hello -

Here is the info:

Tim Heath
1535 Osceola Ave
Saint Paul MN 55105

From: "Richardson, Mike (CI-StPaul)" <mike.richardson@ci.stpaul.mn.us>
To: "Richardson, Mike (CI-StPaul)" <mike.richardson@ci.stpaul.mn.us>
Cc: "Englund, Cherie (CI-StPaul)" <cherie.englund@ci.stpaul.mn.us>
Sent: Wednesday, May 9, 2018 10:20 AM
Subject: Address Required for Snelling & St. Clair Project

Hello,

You're receiving this email because you've submitted a comment for the CUP application at Snelling & St. Clair via MGCC, but did not provide an address in at least one of your letters, which is a requirement for inclusion in the public record. You may have submitted another comment with your address, and if so, that particular letter will be included. Please **reply all** to this email with your name and address and we will submit your input to the Zoning Committee for their consideration.

Please do so before 3:00 PM on Thursday, May 10 to ensure it is included in the packet.

Regards,



Mike Richardson
City Planner

Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

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From: Jan Whitman
To: Richardson, Mike (CI-StPaul)
Cc: Englund, Cherie (CI-StPaul)
Subject: Re: Address Required for Snelling & St. Clair Project
Date: Wednesday, May 09, 2018 1:12:28 PM

Jan Whitman

Work: 234 S Snelling Ave
St Paul, MN 55105
Animal Medical Clinic

Home: 2124 Stanford Ave
St Paul, MN 55105

Sent from my iPhone, please excuse any typos.

Jan Whitman

On May 9, 2018, at 10:20 AM, Richardson, Mike (CI-StPaul)
<mike.richardson@ci.stpaul.mn.us> wrote:

Hello,

You're receiving this email because you've submitted a comment for the CUP application at Snelling & St. Clair via MGCC, but did not provide an address in at least one of your letters, which is a requirement for inclusion in the public record. You may have submitted another comment with your address, and if so, that particular letter will be included. Please **reply all** to this email with your name and address and we will submit your input to the Zoning Committee for their consideration.

Please do so before 3:00 PM on Thursday, May 10 to ensure it is included in the packet.

Regards,

Mike Richardson
City Planner

Planning & Economic Development
25 W. 4th St., Suite 1400

<[image001.jpg](#)> Saint Paul, MN 55102

P: 651-266-6621

mike.richardson@ci.stpaul.mn.us

<[image002.jpg](#)> <[image003.jpg](#)> <[image004.jpg](#)> <[image005.jpg](#)>

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From: [Michael Sonn](#)
To: [Richardson, Mike \(CI-StPaul\)](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#); [#CI-StPaul_Ward5](#); liz@macgrove.org
Subject: Re: Address Required for Snelling & St. Clair Project
Date: Wednesday, May 09, 2018 1:19:21 PM

I'll include my address, but I thought the city was moving past this practice. There will for sure be several support letters that won't be submitted into public record if an address is required. N'hood should suffice.

Also, submitting to MGCC HLU doesn't have this requirement so will that public comment not be received as well?

Mike Sonn
1458 Wellesley Ave

Thanks,
Mike

On May 9, 2018, at 5:20 PM, Richardson, Mike (CI-StPaul)
<mike.richardson@ci.stpaul.mn.us> wrote:

Hello,

You're receiving this email because you've submitted a comment for the CUP application at Snelling & St. Clair via MGCC, but did not provide an address in at least one of your letters, which is a requirement for inclusion in the public record. You may have submitted another comment with your address, and if so, that particular letter will be included. Please **reply all** to this email with your name and address and we will submit your input to the Zoning Committee for their consideration.

Please do so before 3:00 PM on Thursday, May 10 to ensure it is included in the packet.

Regards,

Mike Richardson
City Planner

Planning & Economic Development
25 W. 4th St., Suite 1400

[<image001.jpg>](#) Saint Paul, MN 55102

P: 651-266-6621

mike.richardson@ci.stpaul.mn.us

[<image002.jpg>](#) [<image003.jpg>](#) [<image004.jpg>](#) [<image005.jpg>](#)

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From: Edgerton, Dan
To: Englund, Cherie (CI-StPaul); Richardson, Mike (CI-StPaul)
Subject: FW: LaValle development proposal - St. Clair & Snelling Aves
Date: Wednesday, May 09, 2018 1:43:41 PM
Importance: High

Another email for the record.

Dan Edgerton

Senior Associate

Direct: (651) 604-4820

Mobile: (651) 775-5627

Stantec Consulting Services Inc.

2335 Highway 36 West

St. Paul MN 55113-3819 US

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From: Michele Smith-Cox <smithcoxfamily@q.com>

Sent: Wednesday, May 09, 2018 1:40 PM

To: Michele Smith-Cox <smithcoxfamily@q.com>

Cc: cedrick baker <cedrick.baker@gmail.com>; adejoy <adejoy@esndc.org>; Edgerton, Dan <Dan.Edgerton@stantec.com>; blindeke <blindeke@gmail.com>; christopher james ochs <christopher.james.ochs@gmail.com>; ecr <ecr@trios-llc.com>

Subject: LaValle development proposal - St. Clair & Snelling Aves

Importance: High

Dear ladies and gentlemen of the Zoning Committee and Planning Commission,

My name is Michele Smith-Cox and I am a long-time resident of Macalester-Groveland, having lived in the neighborhood for over 20 years. My home is a mere three houses west of Snelling Avenue and my backyard has a lovely view of the ever-increasing noise and traffic along the Snelling corridor. Over the years, I have dealt with continuous construction and development at near-by Macalester College and the creation of a median for pedestrian safety due to heavy traffic flow in the area. I now have to wait more than five minutes to turn left from my alley onto Snelling Avenue in the morning because of traffic congestion. And, the traffic is actually worse on the weekends. I love my neighbors and I love my neighborhood, and I want what is best for everyone. Unfortunately, I find myself writing yet another letter to your committee asking you to vote against the proposed CUP extra height request for the LaValle proposal.

The new development proposal for the land between St. Clair and Snelling is **NOT** in the best interest of the current single-family (home) residents that surround the development area. While many of the neighbors are in support of an upgrade and better use of the space outlined, the height of the current design proposal is **UNNECESSARY** and, in my opinion, ridiculous. Why does every

proposal need to request a variance to build a higher structure along our block? The majority of new, high-density developments along Snelling Ave are, on average, four stories, perhaps five at most. Why have both the LeCesse and LaValle developments felt it is mandatory to build higher and larger along our narrow corridor of Snelling? I do not want residents peering into my backyard from their windows. I did not ask for high-density development in my neighborhood. I enjoy watching the sun and moon rise in the east in the morning and evening. A structure as high as the one proposed does not unify the neighborhood, it simply infuriates the current residents. Residents who have been active community members of Saint Paul and whose families have lived in the Macalester-Groveland neighborhood for many decades or longer.

In addition to the issue of height, I would like to point out the never-ending congestion at the intersection of St. Clair and Snelling and along Snelling Avenue in general. When the new soccer stadium opens, residents from the south will use Snelling as the most direct route. Over the years, the city and Macalester College have worked to make crossing Snelling safer for their students and other pedestrians. The additional traffic from the proposed development as well as soccer patrons, etc. will only cause more congestion and accidents. I envision the intersection being similar to the daily chaos of the Snelling-Selby and Marshall interchanges. No one on the city council really thought that one through.

The Snelling-94 intersection is the busiest in the state. I was rear-ended at Selby and the police officer responding to the incident stated accidents occur at that intersection on a near daily basis. The infrastructure along the St. Clair - Randolph section of Snelling Avenue is not sufficient for a massive apartment complex. Why is the city putting its property tax base ahead of the safety and well-being of current tax-paying residents? This proposed development is detrimental to the character of our neighborhood and the nearly 80% of single-family dwellings surrounding the area.

Finally, I would like to bring up a topic I feel is the "elephant in the room". My block has a couple of rental properties that have been leased to Macalester College students over the years. And, while most of the tenants have been respectful young adults we have also had our fair share of students who regularly hold large parties with the noise and alcohol consumption one would expect from young adults navigating their way through the world. In fact, the house on the corner of Snelling and Stanford had quite the party (until after 2 a.m. this past weekend). I am the mother of two young adults and, while not the biggest fan, I understand this behavior. I was a Resident Advisor in college. I know what it is like to deal with this behavior.

I do know there is a shortage of housing for Macalester students and am keenly aware that, despite what developers say, whatever new development is built on

said land will be home to MANY Macalester College students. And, while I appreciate and respect Macalester College as a "neighbor" - I do not want a Residence Hall (dorm) right next door to a zoning area of single-family homes. Especially an apartment complex with outdoor balconies and roof space without noise buffering space. Trust me, this will be the case regardless of what type of apartment structure is built in this area. But, this is yet another reason why the size and scope of the plan should be reduced.

I have had discussions with many long-time residents of Saint Paul who are choosing to move because they do not care for the vision of development held by our current officials. This breaks my heart to hear. I always thought the city of Saint Paul cared as much, if not more, about the quality of life of its residents than it did about development and property tax revenues. The residents living in the Mac-Groveland and Highland neighborhoods do not want our area turned into Uptown in Minneapolis.

I respectfully ask that you consider the needs of the **ENTIRE** neighborhood and the Macalester-Groveland residents when you vote on the proposed development before you. Our neighborhood wants responsible development that fits the **SIZE AND SCOPE** of our narrow corridor along Snelling and **ADDS** to aesthetic of the area, not distracts from it, adds noise and air pollution, and dwarfs the single-family homes that surround the proposed site on all sides.

Thank you for your time.

Sincerely,

Michele Smith-Cox
1591 Stanford Ave
St. Paul

Emails for the following committee members were not available: Shannon Eckman and Kris Fredson. I would appreciate it if someone could forward this email to each of them.

Thank you!

From: Edgerton, Dan
To: Englund, Cherie (CI-StPaul); Richardson, Mike (CI-StPaul)
Subject: FW: Opposition to the Snelling/St. Clair Development and Conditional Use Permit
Date: Wednesday, May 09, 2018 1:44:42 PM

Another email that I just noticed.

Dan Edgerton

Senior Associate

Direct: (651) 604-4820

Mobile: (651) 775-5627

Stantec Consulting Services Inc.

2335 Highway 36 West

St. Paul MN 55113-3819 US

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From: Lori Brostrom <lbrostrom@comcast.net>

Sent: Wednesday, May 09, 2018 12:24 PM

To: Edgerton, Dan <Dan.Edgerton@stantec.com>; cedrick.baker@gmail.com; adejoy@esndc.org; blindeke@gmail.com; christopher.james.ochs@gmail.com; ecr@trios-llc.com

Cc: Butler, Sonja (CI-StPaul) <sonja.butler@ci.stpaul.mn.us>

Subject: Opposition to the Snelling/St. Clair Development and Conditional Use Permit

I am writing in opposition to the conditional use permit (CUP) for the development which is proposed for Snelling and St. Clair avenues and being considered at tomorrow's Zoning Committee meeting. My reasons are several:

1. This building as proposed is at odds with the character of the surrounding neighborhood:
 1. It is way too massive compared to the buildings around it and would dwarf them.
 2. The height is excessive--it would be the tallest building for literally miles and create a bad precedent for future development.
 3. The contemporary style is inconsistent and jarring in the context of a largely small-scale residential and institutional use--which date back 100 years or more. Furthermore, potentially historic designations in Mac-Groveland as a result of the recent historic survey add even more reason to make the design more consistent.
2. The greatly increased size and density will result in negative impacts to the surrounding neighborhood:
 1. Increased traffic and noise
 2. Reduced sun and increased shadowing for residences to the east and north
 3. Increased parking burden on neighboring businesses and residences; even with off-street parking, it does not sufficiently account for multiple vehicles/unit, nor guest and retail parking
 4. Decreased privacy for neighbors for blocks on all sides, especially those in the predominantly single-family residences with yards
3. It exacerbates the trend toward replacing more affordable housing with luxury housing, eliminating the possibility of alternative, viable options for the demographic that lives in this

neighborhood, i.e., students, older, long-term St. Paul residents who wish to age in place, younger families, etc.

In short, I feel that this is a development which is not only out of place and out of character with the neighborhood in its design, size and likely negative impacts, but also represents an abrogation by the City to ensure planning for infill development that meets the needs of a broader range of its citizens. There have been many negative impacts from The Vintage on Selby in terms of increased traffic congestion, parking and pedestrian safety issues, and reduction in affordable rental units in the surrounding area. This will only be exacerbated if the proposed building on the O'Gara's site comes to fruition, and now there is this additional proposed massive development. Yet, they are being considered on an ad hoc basis, apparently without any traffic, parking and environmental studies around the cumulative impact to the surrounding areas and broader community. This is just irresponsible development.

Thank you for your consideration.

Lori Brostrom
710 Summit Avenue Apt. 1
St. Paul MN 55105



Virus-free. www.avast.com

From: Kathryn McGuire
To: Englund, Cherie (CI-StPaul)
Cc: #CI-StPaul_Ward3; #CI-StPaul_Ward4
Subject: Opposition to TJL CUP request
Date: Wednesday, May 09, 2018 2:42:30 PM
Attachments: Apt_Trends_4thQ_2017_Final.pdf

Dear Ms. Englund,

Please forward my letter to all members of the Zoning Committee and Planning Commission for their review, prior to the public hearing on Thursday, May 10, and please add my letter to the public record.

Sincerely,

Kathy McGuire

Wednesday, May 9, 2018

Members of the Zoning Committee and Planning Commission,

I wish to formally state my opposition to the request for a Conditional Use Permit by TJL Development/ James LaValle for the development at Snelling and St. Clair. I request that you give your most careful consideration to the details of this proposal and vote NO to the TJL request. While I do support reasonable and responsible development at that location, I do not feel that the current proposal and CUP request will achieve that. I have several reasons for my opposition.

My primary concern is safety. The city has an obligation to protect the general welfare of its citizens, and it is my strong opinion that this is not being observed. The continual addition of density and traffic to neighborhoods that are already among the higher densities in the city is irresponsible and negligent. Traffic congestion is already resulting in idling traffic which creates higher levels of CO₂ emissions. This is an increased health hazard. Also, I have witnessed emergency vehicles unable to pass through traffic along Snelling Avenue, impeding the entire purpose of emergency response. Traffic congestion on Snelling is spilling onto other streets, adding a significant safety risk to residential streets where people are raising

children. Statistically, pedestrian safety is at an all time high, and the district councils and the City of Saint Paul seem to be ignoring these concerns. Allowing TJJ to take this to even higher levels is of grave concern.

My second concern is that this proposal and CUP request does NOT meet the condition outlined in the City code; This CUP request would be detrimental to the character of development in the area.

This area of the city is predominantly (77%) single family homes with some neighborhood serving businesses. The businesses at that intersection are two stories, and there are some three-story apartments in the area. The majority of homes in the immediate area are of modest size, one-story or story-and-a-half houses which are positioned at ground level, not on an embankment. A CUP allowing a six-story apartment to tower over these homes would be detrimental, depleting sunlight, privacy, and reasonable enjoyment of these properties.

A third concern is that this CUP request does NOT meet a second condition outlined in the City code; This CUP request WILL impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This development proposal and CUP request is being shoehorned into a space that is not adequate and is not compatible with adjacent properties. The result is a poor design that will be detrimental to other dwellings and businesses. Parking in the area is already problematic, and businesses are likely to suffer due to lack of parking. The net result will force people to drive to the big box retailers which have ample parking space, and neighborhood business at Snelling and St. Clair will decline.

Additionally, I am concerned that the TJJ proposal and CUP request are excessive and provide no buffer to adjacent properties. I have toured and researched other high-density developments and large developments in the area, and only two of them are six stories tall. Those properties are on University Avenue which is the central corridor/ LRT corridor, and they are situated among large commercial buildings, industry, and warehouses, not anywhere near single story homes. Furthermore, the great majority of the newer high density developments provide surface parking lots (in addition to underground parking) and landscape medians to provide additional buffer space to adjacent properties. The TJJ proposal has nothing comparable to this.

The TJJ proposal offers amenities to tenants at the expense of other property owners.

The TJJ proposal includes 2nd floor patios and a fitness center for tenants, but this comes with his request for a CUP for additional height. How is it just to provide advantages to TJJ and its tenants at the expense of neighboring homes? It is not just.

The recent rezoning of Snelling Avenue has elements of spot zoning, which poses a question as to the legitimacy of the zoning study as adopted. It is highly inconsistent that the only surface parking lot on Snelling Avenue that was not rezoned is that belonging to Macalester College. Even churches on Snelling Avenue have been rezoned but not the properties belonging to Macalester College.

Lastly, the Met Council projected statistics and claimed trends in the rental market are highly questionable and do NOT support the need for rental housing in this area. See links below pertaining to vacancy rates and average rental rates by neighborhood and by specific area of the metro. Clearly, Highland and Macalester Groveland rental rates are well below average, and the vacancy rates for the area south of I-94 are among the highest in the metro area. Furthermore, I was told by Marquette Advisors that the data on vacancy rates does NOT include apartment buildings less than 12 units. In these older neighborhoods of the city, that is the majority of rental properties that exist, and yet these are not even included in the data. **I believe that high-density development is being pushed in this area under false pretenses, and this is particularly serious since it undermines the safety and well being of citizens.**

For the reasons outlined above, I respectfully request that the TJJ request for a conditional use permit be denied.

Respectfully submitted,

Kathryn McGuire
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<https://www.rentcafe.com/average-rent-market-trends/us/mn/st-paul/>

Apartment TRENDS

- Vacancy:** The Twin Cities Metro Area vacancy rate decreased to 2.4% in 2017 Q4, down from 2.5% in Q3 and slightly to 2.5% in 2017 Q3, up from 2.4% last quarter, and 2.7% one year ago. Accounting for all new properties still in lease-up as of December 21, 2017, in addition to stabilized assets, the adjusted vacancy rate for 2017 year-end was slightly higher, at 3.1%. This compares to 3.0% last quarter 3.2% one year ago.

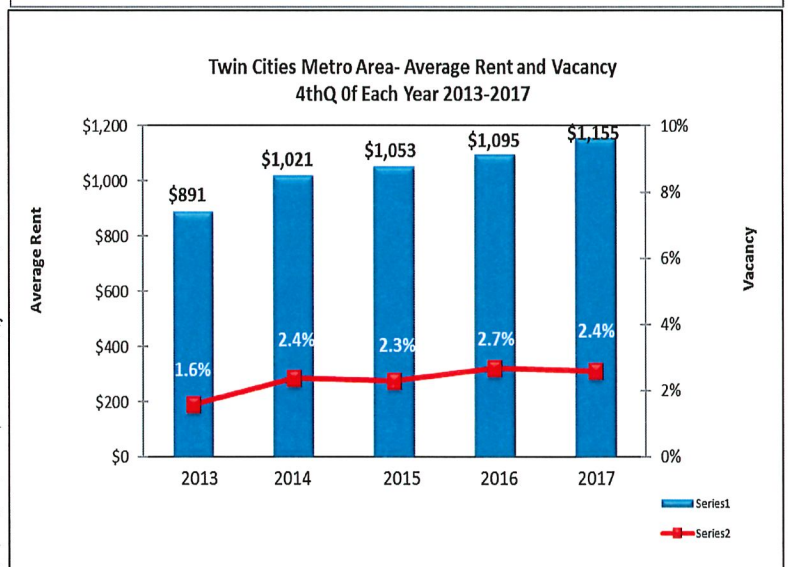
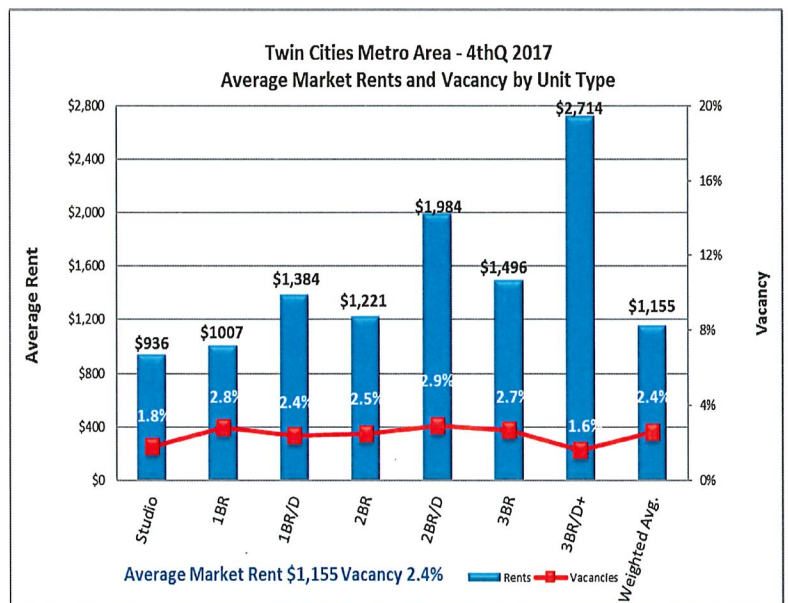
- Market Rents:** The overall average market rent, at \$1,155 for 2017 Q4, was up just slightly (+ 0.7%) for the quarter. Annualized rent growth over the past twelve months was +5.4%. This growth rate reflects rent increases at existing properties, as well as the opening of several new Class “A” apartment assets in the market over the past several months.

- Supply & Demand:** 2017 absorption tracked exceeded our forecast, totaling 3,465 units for the year. This compares to 2,621 units absorbed in 2016 and 3,928 in 2015. Vacancy remains in check, as 2017 absorption outstripped new construction. For the year, a total of 3,382 new market rate, general-occupancy apartment units were delivered. This is up from 3,138 new units in 2016.

- While aging Millennials continue to contemplate home purchases, we find that many are in fact opting to rent. For many in this group, there are few purchase options which appeal, based on quality, size, location and/or price-point. The lifestyle afforded by apartment living continues to be favored by many. At the same time, household formation and in-migration trends continue to be favorable for apartment operators. Apartments are also gaining more appeal among the empty nester group.

- Construction is ramping up, and is becoming more dispersed, with large numbers of units to be delivered in both urban and suburban submarkets across the metro area. More than 6,000 new units are expected to come online in 2018, with potentially 7,000+ in 2019. Roughly 1/2 of the new units in 2018 will be in the central cities of Minneapolis and St. Paul, declining to around 30% in 2019.

- Job Growth:** Business expansion, hiring and related in-migration continues to boost demand for apartments throughout this market. Job growth in 2017 was estimated at 43,800 new workers, according to MN-DEED current employment statistics. This represents the largest single-year increase in the metro area since 2011, when 47,700 jobs were added. During 2017, the Twin Cities market saw the absorption of one apartment unit for every 12.6 jobs added. This ratio has held relatively steady over the past two years, as the market absorbed one apartment unit per 11.4 jobs added in 2016.



Average Rents and Vacancies

Twin Cities Metro Area	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	7,894	144	\$936	\$869	7.7%	1.8%	2.8%	-1.0%
	One Bedroom	62,131	1,514	\$1,007	\$967	4.1%	2.4%	3.1%	-0.7%
	One + Den	3,378	83	\$1,384	\$1,352	2.4%	2.5%	3.1%	-0.6%
	Two Bedroom	57,231	1,422	\$1,221	\$1,177	3.7%	2.5%	2.5%	0.0%
	Two + Den	1,743	50	\$1,984	\$1,921	3.3%	2.9%	4.5%	-1.7%
	Three Bedroom	6,908	184	\$1,496	\$1,419	5.4%	2.7%	1.6%	1.0%
	Three Den/Four+	1,619	26	\$2,714	\$2,240	21.2%	1.6%	1.4%	0.2%
	Total	140,904	3,423	\$1,155	\$1,095	5.4%	2.4%	2.7%	-0.3%
City of Minneapolis	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	3,879	71	\$958	\$921	4.0%	1.8%	2.4%	-0.6%
	One Bedroom	13,091	293	\$1,178	\$1,153	2.2%	2.2%	4.1%	-1.9%
	One + Den	1,604	22	\$1,825	\$1,769	3.1%	1.4%	3.9%	-2.5%
	Two Bedroom	5,835	154	\$1,729	\$1,675	3.2%	2.6%	1.2%	1.4%
	Two + Den	401	15	\$4,197	\$3,436	22.1%	3.7%	10.0%	-6.3%
	Three Bedroom	248	0	\$1,885	\$1,674	12.6%	0.0%	1.1%	-1.1%
	Three Den/Four+	20	2	\$4,172	\$3,885	7.4%	10.0%	1.4%	8.6%
	Total	25,078	557	\$1,371	\$1,296	5.8%	2.2%	3.2%	-0.9%
City of St. Paul	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	1,275	25	\$939	\$862	8.9%	2.0%	2.1%	-0.2%
	One Bedroom	7,467	213	\$969	\$938	3.3%	2.9%	2.9%	0.0%
	One + Den	386	17	\$1,629	\$1,563	4.2%	4.4%	4.5%	-0.1%
	Two Bedroom	5,663	150	\$1,174	\$1,133	3.6%	2.6%	0.0%	2.6%
	Two + Den	363	15	\$2,469	\$2,403	2.7%	4.1%	2.1%	2.0%
	Three Bedroom	617	14	\$1,532	\$1,505	1.8%	2.3%	0.4%	1.9%
	Three Den/Four	2	0	\$3,225	\$1,890	70.6%	0.0%	11.1%	0.0%
	Total	15,773	434	\$1,113	\$1,071	4.0%	2.8%	1.7%	1.1%
Downtown Minneapolis	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	1,795	33	\$1,074	\$997	7.7%	1.8%	2.5%	-0.7%
	One Bedroom	4,819	149	\$1,475	\$1,423	3.7%	3.1%	5.8%	-2.7%
	One + Den	402	8	\$1,847	\$1,844	0.2%	2.0%	3.8%	-1.8%
	Two Bedroom	2,183	67	\$2,282	\$2,195	4.0%	3.1%	3.2%	-0.1%
	Two + Den	95	11	\$3,917	\$3,746	4.6%	11.6%	13.8%	-2.2%
	Three Bedroom	42	0	\$3,958	\$3,607	9.7%	0.0%	0.0%	0.0%
	Total	9,356	270	\$1,644	\$1,580	4.1%	2.9%	4.6%	-1.7%

Southwest Minneapolis	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	1,650	32	\$917	\$888	3.2%	1.9%	1.7%	0.3%
	One Bedroom	5,443	95	\$1,083	\$1,074	0.9%	1.7%	1.8%	-0.1%
	One + Den	140	1	\$1,993	\$1,943	2.6%	0.7%	1.2%	-0.5%
	Two Bedroom	1,881	44	\$1,729	\$1,540	12.3%	2.3%	1.8%	0.6%
	Two + Den	101	2	\$3,723	\$3,530	5.5%	2.0%	3.2%	-1.2%
	Three Bedroom	37	0	\$3,980	\$2,398	66.0%	0.0%	1.5%	-1.5%
	Total	9,252	174	\$1,239	\$1,194	3.8%	1.9%	1.8%	0.1%
North Minneapolis	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	13	0	\$638	\$635	0.5%	0.0%	0.0%	0.0%
	One Bedroom	141	0	\$778	\$776	0.2%	0.0%	1.4%	-1.4%
	Two Bedroom	176	1	\$1,075	\$1,068	0.6%	0.6%	1.1%	-0.6%
	Three Bedroom	30	0	\$1,288	\$1,287	0.1%	0.0%	0.0%	0.0%
	Total	360	1	\$961	\$956	0.4%	0.3%	1.1%	-0.8%
South Minneapolis	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	157	5	\$829	\$850	-2.5%	3.2%	2.2%	0.9%
	One Bedroom	894	12	\$937	\$971	-3.5%	1.3%	6.5%	-5.2%
	One + Den	42	0	\$1,411	\$1,411	0.0%	0.0%	0.0%	0.0%
	Two Bedroom	201	12	\$1,241	\$1,350	-8.1%	6.0%	10.0%	-4.1%
	Two + Den	8	0	\$1,764	\$1,834	-3.9%	0.0%	0.0%	0.0%
	Three Bedroom	19	0	\$1,033	\$1,025	0.8%	0.0%	0.0%	0.0%
	Total	1,321	29	\$992	\$1,035	-4.2%	2.2%	6.2%	-4.0%
East Minneapolis	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	264	1	\$785	\$746	5.2%	0.4%	0.8%	-0.4%
	One Bedroom	1,794	37	\$834	\$789	5.7%	2.1%	1.7%	0.4%
	One + Den	27	1	\$1,070	\$1,006	6.4%	3.7%	0.0%	3.7%
	Two Bedroom	1,394	30	\$1,065	\$1,037	2.7%	2.2%	1.9%	0.2%
	Three Bedroom	120	0	\$1,304	\$1,279	1.9%	0.0%	2.5%	-2.5%
	Total	3,599	69	\$937	\$901	4.0%	1.9%	1.7%	0.2%
Downtown St. Paul	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	525	12	\$1,164	\$1,051	10.7%	2.3%	3.0%	-0.7%
	One Bedroom	1,418	68	\$1,369	\$1,238	10.6%	4.8%	7.7%	-2.9%
	One + Den	198	4	\$1,627	\$1,562	4.2%	2.0%	0.5%	1.5%
	Two Bedroom	663	43	\$1,809	\$1,805	0.2%	6.5%	7.0%	-0.5%
	Two + Den	187	2	\$2,675	\$2,640	1.3%	1.1%	4.3%	-3.2%
	Three Bedroom	69	0	\$1,797	\$1,832	-1.9%	0.0%	0.0%	0.0%
	Total	3,060	129	\$1,535	\$1,460	5.2%	4.2%	5.9%	-1.7%

East St. Paul	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	130	0	\$582	\$581	0.2%	0.0%	0.0%	0.0%
	One Bedroom	2,163	39	\$734	\$733	0.1%	1.8%	2.0%	-0.2%
	One + Den	4	0	\$829	\$829	0.1%	0.0%	0.0%	0.0%
	Two Bedroom	1,915	48	\$890	\$891	-0.1%	2.5%	2.0%	0.5%
	Two + Den	10	0	\$829	\$829	0.0%	0.0%	0.0%	0.0%
	Three Bedroom	269	5	\$1,091	\$1,090	0.1%	1.9%	1.2%	0.7%
	Total	4,493	92	\$817	\$817	0.1%	2.0%	1.9%	0.2%
North of I-94 (St. Paul)	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	211	0	\$795	\$769	3.4%	0.0%	0.5%	-0.5%
	One Bedroom	1,831	32	\$874	\$857	2.0%	1.7%	2.3%	-0.6%
	One + Den	10	0	\$1,424	\$1,424	0.0%	0.0%	0.0%	0.0%
	Two Bedroom	1,495	19	\$1,120	\$1,120	0.0%	1.3%	1.2%	0.0%
	Three Bedroom	33	2	\$1,856	\$2,102	-11.7%	6.1%	0.0%	6.1%
	Total	3,580	53	\$983	\$975	0.8%	1.5%	1.7%	-0.3%
South of I-94 (St. Paul)	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	409	13	\$817	\$759	7.5%	3.2%	2.6%	0.6%
	One Bedroom	2,055	74	\$1,049	\$976	7.5%	3.6%	3.2%	0.4%
	One + Den	174	13	\$1,674	\$1,618	3.5%	7.5%	8.9%	-1.4%
	Two Bedroom	1,590	40	\$1,304	\$1,249	4.4%	2.5%	3.0%	-0.5%
	Two + Den	166	13	\$2,216	\$2,061	7.5%	7.8%	1.2%	6.6%
	Three Bedroom	246	7	\$1,894	\$1,842	2.8%	2.8%	2.1%	0.8%
	Total	4,644	160	\$1,228	\$1,167	5.2%	3.4%	3.1%	0.3%
Anoka / Champlin	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	10	0	\$801	\$771	4.0%	0.0%	0.0%	0.0%
	One Bedroom	408	7	\$917	\$874	4.9%	1.7%	2.0%	-0.2%
	Two Bedroom	676	12	\$1,055	\$1,015	3.9%	1.8%	1.9%	-0.1%
	Three Bedroom	66	3	\$1,301	\$1,259	3.3%	4.5%	1.5%	3.0%
	Total	1,160	22	\$1,018	\$978	4.2%	1.9%	1.9%	0.0%
Apple Valley / Rosemount	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	72	1	\$665	\$665	0.0%	1.4%	2.8%	-1.4%
	One Bedroom	554	5	\$961	\$961	0.0%	0.9%	1.8%	-0.9%
	One + Den	18	1	\$1,290	\$1,290	0.0%	5.6%	0.0%	5.6%
	Two Bedroom	826	11	\$1,223	\$1,223	0.0%	1.3%	4.0%	-2.7%
	Two + Den	46	0	\$1,445	\$1,445	0.0%	0.0%	0.0%	0.0%
	Three Bedroom	319	2	\$1,371	\$1,371	0.0%	0.6%	1.0%	-0.3%
	Three Den/Four	16	0	\$1,789	\$1,789	0.0%	0.0%	0.0%	0.0%
	Total	1,851	20	\$1,159	\$1,163	-0.3%	1.1%	2.6%	-1.5%

Blaine	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	2	0	\$825	\$825	0.0%	0.0%	0.0%	0.0%
	One Bedroom	321	6	\$858	\$844	1.7%	1.9%	2.2%	-0.3%
	Two Bedroom	562	8	\$1,062	\$1,025	3.6%	1.4%	2.0%	-0.5%
	Three Bedroom	87	0	\$1,335	\$1,312	1.7%	0.0%	0.0%	0.0%
	Total	972	14	\$1,019	\$991	2.8%	1.4%	1.9%	-0.4%
Bloomington	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	439	11	\$807	\$764	5.6%	2.5%	1.3%	1.2%
	One Bedroom	3,295	131	\$1,000	\$923	8.3%	4.0%	3.0%	1.0%
	One + Den	329	13	\$1,329	\$1,273	4.4%	4.0%	2.7%	1.3%
	Two Bedroom	2,982	63	\$1,185	\$1,157	2.4%	2.1%	2.7%	-0.6%
	Two +Den	91	2	\$1,541	\$1,256	22.7%	2.2%	0.0%	2.2%
	Three Bedroom	359	68	\$1,588	\$1,191	33.3%	18.9%	2.1%	16.9%
	Total	7,495	288	\$1,111	\$1,045	6.4%	3.8%	2.7%	1.1%
Brooklyn Center	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	6	0	\$733	\$648	13.1%	0.0%	0.0%	0.0%
	One Bedroom	607	14	\$800	\$713	12.2%	2.3%	3.5%	-1.2%
	Two Bedroom	843	16	\$914	\$878	4.0%	1.9%	3.3%	-1.4%
	Two + Den	6	0	\$874	\$874	0.0%	0.0%	0.0%	0.0%
	Three Bedroom	16	0	\$1,010	\$1,004	0.6%	0.0%	0.0%	0.0%
	Total	1,478	30	\$867	\$812	6.8%	2.0%	3.3%	-1.3%
Brooklyn Park	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	19	1	\$1,025	\$995	3.0%	5.3%	5.3%	0.0%
	One Bedroom	3,616	141	\$793	\$779	1.9%	3.9%	5.8%	-1.9%
	One + Den	22	1	\$758	\$758	0.0%	4.5%	4.5%	0.0%
	Two Bedroom	1,804	109	\$1,016	\$992	2.4%	6.0%	7.8%	-1.8%
	Three Bedroom	147	0	\$1,296	\$1,296	0.0%	0.0%	0.0%	0.0%
	Total	5,608	252	\$879	\$861	2.1%	4.5%	6.3%	-1.8%
Burnsville	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	152	1	\$787	\$773	1.9%	0.7%	1.4%	-0.7%
	One Bedroom	2,288	36	\$931	\$889	4.7%	1.6%	1.8%	-0.2%
	One + Den	254	5	\$1,029	\$995	3.4%	2.0%	4.3%	-2.4%
	Two Bedroom	2,628	60	\$1,058	\$1,043	1.4%	2.3%	2.4%	-0.1%
	Two + Den	70	0	\$1,165	\$1,155	0.9%	0.0%	1.4%	-1.4%
	Three Bedroom	494	4	\$1,346	\$1,324	1.6%	0.8%	2.4%	-1.6%
	Three Den/Four	123	1	\$1,673	\$1,668	0.3%	0.8%	1.6%	-0.8%
	Total	6,009	107	\$1,039	\$1,014	2.4%	1.8%	2.2%	-0.4%

Chanhassen	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	One Bedroom	180	6	\$1,135	\$1,029	10.3%	3.3%	1.7%	1.7%
	One + Den	15	0	\$1,244	\$1,244	0.0%	0.0%	0.0%	0.0%
	Two Bedroom	227	4	\$1,279	\$1,245	2.7%	1.8%	3.1%	-1.3%
	Three Bedroom	21	2	\$1,569	\$1,569	0.0%	9.5%	0.0%	9.5%
	Total	443	12	\$1,233	\$1,172	5.2%	2.7%	2.3%	0.5%
Chaska	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	11	0	\$769	\$769	0.0%	0.0%	0.0%	0.0%
	One Bedroom	314	2	\$892	\$892	0.0%	0.6%	1.0%	-0.3%
	One + Den	36	2	\$1,127	\$1,127	0.0%	5.6%	11.1%	-5.6%
	Two Bedroom	608	11	\$1,076	\$1,076	0.0%	1.8%	2.1%	-0.3%
	Three Bedroom	119	3	\$1,361	\$1,361	0.0%	2.5%	1.7%	0.8%
	Three + Den	3	0	\$2,432	\$2,432	0.0%	0.0%	0.0%	0.0%
	Total	1,091	18	\$1,056	\$1,052	0.4%	1.6%	2.0%	-0.4%
Coon Rapids	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	24	0	\$780	\$754	3.4%	0.0%	0.0%	0.0%
	One Bedroom	785	15	\$868	\$852	1.9%	1.9%	2.2%	-0.3%
	One + Den	24	0	\$930	\$906	2.6%	0.0%	4.2%	-4.2%
	Two Bedroom	1,417	27	\$1,007	\$982	2.6%	1.9%	2.7%	-0.8%
	Two + Den	12	1	\$1,255	\$1,255	0.0%	8.3%	8.3%	0.0%
	Three Bedroom	301	3	\$1,171	\$1,150	1.8%	1.0%	1.4%	-0.4%
	Three/Den/Four	2	0	\$1,049	\$1,034	1.5%	0.0%	0.0%	0.0%
	Total	2,565	46	\$982	\$959	2.4%	1.8%	2.4%	-0.6%
Cottage Grove / Newport / St. Paul Park	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	2	0	\$650	\$645	0.8%	0.0%	0.0%	0.0%
	One Bedroom	130	2	\$846	\$805	5.1%	1.5%	0.0%	1.5%
	Two Bedroom	294	4	\$939	\$891	5.4%	1.4%	1.9%	-0.5%
	Three Bedroom	240	2	\$1,178	\$946	24.5%	0.8%	0.0%	0.8%
	Total	666	8	\$1,006	\$883	14.0%	1.2%	1.1%	0.1%
Crystal	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	5	0	\$649	\$655	-0.9%	0.0%	0.0%	0.0%
	One Bedroom	704	17	\$851	\$835	2.0%	2.4%	1.9%	0.6%
	Two Bedroom	506	10	\$926	\$925	0.1%	2.0%	0.8%	1.2%
	Three Bedroom	12	0	\$1,136	\$1,136	0.0%	0.0%	0.0%	0.0%
	Total	1,227	27	\$884	\$874	1.1%	2.2%	1.4%	0.8%

Eagan	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	147	3	\$748	\$734	1.9%	2.0%	2.0%	0.0%
	One Bedroom	1,952	31	\$1,009	\$979	3.0%	1.6%	1.9%	-0.3%
	One + Den	76	2	\$963	\$942	2.2%	2.6%	5.3%	-2.6%
	Two Bedroom	2,707	48	\$1,147	\$1,119	2.5%	1.8%	2.3%	-0.5%
	Two + Den	74	1	\$1,318	\$1,262	4.5%	1.4%	2.7%	-1.4%
	Three Bedroom	229	3	\$1,531	\$1,480	3.5%	1.3%	0.9%	0.4%
	Three Den/Four	90	0	\$1,561	\$1,561	0.0%	0.0%	0.0%	0.0%
	Total	5,275	88	\$1,108	\$1,080	2.7%	1.7%	2.1%	-0.4%
Eden Prairie	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	126	2	\$882	\$868	1.6%	1.6%	1.6%	0.0%
	One Bedroom	1,604	35	\$1,061	\$1,032	2.8%	2.2%	2.0%	0.2%
	One + Den	186	4	\$1,176	\$1,158	1.6%	2.2%	3.8%	-1.6%
	Two Bedroom	2,110	57	\$1,282	\$1,258	1.9%	2.7%	2.9%	-0.2%
	Two + Den	169	3	\$1,496	\$1,487	0.6%	1.8%	3.0%	-1.2%
	Three Bedroom	373	7	\$1,644	\$1,598	2.9%	1.9%	1.3%	0.5%
	Four Bedroom	18	0	\$2,314	\$2,314	0.0%	0.0%	0.0%	0.0%
	Total	4,586	108	\$1,231	\$1,204	2.2%	2.4%	2.5%	-0.1%
Edina	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	128	7	\$1,156	\$1,040	11.2%	5.5%	5.0%	0.5%
	One Bedroom	1,612	51	\$1,233	\$1,142	7.9%	3.2%	2.7%	0.5%
	One + Den	136	6	\$1,722	\$1,641	4.9%	4.4%	5.2%	-0.8%
	Two Bedroom	1,482	85	\$1,559	\$1,423	9.5%	5.7%	2.9%	2.8%
	Two + Den	66	3	\$2,376	\$2,260	5.1%	4.5%	4.3%	0.2%
	Three Bedroom	225	10	\$1,902	\$1,755	8.4%	4.4%	2.0%	2.4%
	Three + Den	6	0	\$2,100	\$2,096	0.2%	0.0%	0.0%	0.0%
	PH	14	0	\$4,421	\$4,421	0.0%	0.0%	0.0%	0.0%
	Total	3,669	162	\$1,455	\$1,338	8.8%	4.4%	2.9%	1.5%
Excelsior / Spring Park	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	17	0	\$734	\$719	2.2%	0.0%	0.0%	0.0%
	One Bedroom	456	13	\$795	\$780	2.0%	2.9%	2.2%	0.7%
	One + Den	4	0	\$885	\$885	0.0%	0.0%	0.0%	0.0%
	Two Bedroom	420	6	\$963	\$917	5.0%	1.4%	1.4%	0.0%
	Two + Den	11	0	\$1,100	\$1,100	0.0%	0.0%	9.1%	-9.1%
	Total	908	19	\$862	\$846	1.9%	2.1%	1.9%	0.2%

Falcon Heights / Lauderdale	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	4	0	\$750	\$825	-9.1%	0.0%	25.0%	0.0%
	One Bedroom	297	5	\$812	\$857	-5.2%	1.7%	3.3%	-1.6%
	Two Bedroom	244	3	\$982	\$978	0.4%	1.2%	1.6%	-0.4%
	Three Bedroom	14	0	\$1,213	\$1,213	0.0%	0.0%	0.0%	0.0%
	Total	559	8	\$896	\$925	-3.1%	1.4%	2.6%	-1.1%
Fridley/Columbia Heights	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	15	2	\$943	\$625	51.0%	13.3%	0.0%	13.3%
	One Bedroom	746	27	\$847	\$797	6.3%	3.6%	2.9%	0.8%
	Two Bedroom	901	27	\$1,023	\$929	10.1%	3.0%	2.9%	0.1%
	Three Bedroom	259	11	\$1,151	\$1,043	10.4%	4.2%	0.8%	3.4%
	Four Bedroom	2	0	\$1,634	\$1,634	0.0%	0.0%	0.0%	0.0%
	Total	1,923	67	\$972	\$891	9.0%	3.5%	2.6%	0.9%
Golden Valley	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	51	0	\$1,318	\$1,211	8.9%	0.0%	0.0%	0.0%
	One Bedroom	647	8	\$1,163	\$1,068	8.9%	1.2%	3.0%	-1.7%
	Two Bedroom	459	7	\$1,657	\$1,532	8.1%	1.5%	2.3%	-2.6%
	Two + Den	16	0	\$2,349	\$2,349	0.0%	0.0%	0.0%	0.0%
	Three Bedroom	30	0	\$1,861	\$1,636	13.7%	0.0%	0.0%	0.0%
	Total	1,203	15	\$1,391	\$1,285	8.2%	1.2%	2.5%	-1.3%
Hopkins	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	211	0	\$815	\$690	18.1%	0.0%	3.8%	-3.8%
	One Bedroom	1,416	26	\$987	\$898	9.9%	1.8%	2.3%	-0.4%
	One + Den	13	0	\$1,338	\$1,335	0.2%	0.0%	0.0%	0.0%
	Two Bedroom	1,208	21	\$1,191	\$1,140	4.5%	1.7%	2.9%	-1.2%
	Two + Den	11	0	\$1,337	\$1,333	0.3%	0.0%	0.0%	0.0%
	Three Bedroom	186	5	\$1,524	\$1,483	2.8%	2.7%	3.2%	-0.5%
	Total	3,045	52	\$1,091	\$1,019	7.2%	1.7%	2.7%	-1.0%
Inver Grove/ Mendota/ Lilydale	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	36	2	\$767	\$718	6.7%	5.6%	2.8%	2.8%
	One Bedroom	841	19	\$955	\$918	4.1%	2.3%	2.9%	-0.6%
	One + Den	43	1	\$1,317	\$1,300	1.4%	2.3%	2.3%	0.0%
	Two Bedroom	1,451	27	\$1,136	\$1,055	7.6%	1.9%	2.3%	-0.5%
	Two + Den	13	0	\$2,253	\$2,200	2.4%	0.0%	0.0%	0.0%
	Three Bedroom	215	2	\$1,312	\$1,306	0.5%	0.9%	1.4%	-0.5%
	Total	2,599	51	\$1,117	\$1,037	7.7%	2.0%	2.4%	-0.5%

Lakeville/Farmington	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	One Bedroom	130	4	\$886	\$859	3.2%	3.1%	3.8%	-0.8%
	One + Den	14	0	\$1,206	\$1,200	0.5%	0.0%	0.0%	0.0%
	Two Bedroom	232	3	\$1,105	\$1,094	1.0%	1.3%	2.6%	-1.3%
	Two + Den	18	1	\$1,480	\$1,440	2.8%	5.6%	11.1%	-5.6%
	Three Bedroom	110	2	\$1,303	\$1,284	1.5%	1.8%	2.7%	-0.9%
	Three + Den	2	0	\$1,700	\$1,700	0.0%	0.0%	0.0%	0.0%
	Total	506	10	\$1,110	\$1,093	1.6%	2.0%	3.2%	-1.2%
Little Canada	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	131	2	\$685	\$674	1.6%	1.5%	0.8%	0.0%
	One Bedroom	473	12	\$867	\$829	4.6%	2.5%	1.3%	1.3%
	Two Bedroom	575	12	\$1,034	\$989	4.5%	2.1%	2.3%	-0.2%
	Three Bedroom	46	0	\$1,417	\$1,393	1.7%	0.0%	0.0%	0.0%
	Total	1,225	26	\$947	\$909	4.2%	2.1%	1.6%	0.5%
Maple Grove/ Osseo/ Rogers	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	15	0	\$952	\$926	2.8%	0.0%	0.0%	0.0%
	One Bedroom	749	12	\$1,184	\$1,131	4.6%	1.6%	7.3%	-5.7%
	One + Den	57	0	\$1,401	\$1,556	-10.0%	0.0%	6.1%	-6.1%
	Two Bedroom	1,060	31	\$1,448	\$1,357	6.7%	2.9%	9.0%	-6.0%
	Two + Den	71	2	\$1,957	\$1,930	1.4%	2.8%	28.2%	-25.4%
	Three Bedroom	231	5	\$1,535	\$1,537	-0.2%	2.2%	0.5%	1.7%
	Total	2,183	50	\$1,378	\$1,314	4.9%	2.3%	8.1%	-5.8%
Maplewood	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	11	0	\$692	\$680	1.9%	0.0%	9.1%	-9.1%
	One Bedroom	598	11	\$853	\$804	6.1%	1.8%	3.0%	-1.2%
	Two Bedroom	871	15	\$1,015	\$980	3.6%	1.7%	2.0%	-0.2%
	Two + Den	11	0	\$1,192	\$1,948	-38.8%	0.0%	0.0%	0.0%
	Three Bedroom	48	0	\$1,327	\$1,319	0.6%	0.0%	0.0%	2.1%
	Total	1,539	26	\$961	\$927	3.7%	1.7%	2.3%	-0.6%
Minnetonka	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	123	4	\$1,166	\$923	26.3%	3.3%	2.6%	0.6%
	One Bedroom	1,767	52	\$1,170	\$1,025	14.1%	2.9%	2.4%	0.6%
	One + Den	207	7	\$1,313	\$1,259	4.3%	3.4%	1.4%	2.0%
	Two Bedroom	1,968	45	\$1,338	\$1,245	7.5%	2.3%	2.4%	-0.1%
	Two + Den	66	2	\$1,632	\$1,505	8.4%	3.0%	4.0%	-1.0%
	Three Bedroom	262	2	\$1,705	\$1,602	6.4%	0.8%	2.4%	-1.6%
	Three Den/Four	18	0	\$2,293	\$2,293	0.0%	0.0%	5.6%	-5.6%
	Total	4,411	112	\$1,295	\$1,196	8.3%	2.5%	2.4%	0.2%

Moundsview / Spring Lake Park	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	One Bedroom	510	12	\$808	\$802	0.7%	2.4%	2.9%	-0.5%
	One + Den	6	0	\$925	\$905	2.2%	0.0%		0.0%
	Two Bedroom	505	16	\$931	\$902	3.2%	3.2%	3.2%	0.0%
	Three Bedroom	4	0	\$1,320	\$1,318	0.1%	0.0%		0.0%
	Total	1,025	28	\$871	\$854	2.0%	2.7%	3.0%	-0.3%
North St. Paul	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	22	1	\$751	\$710	5.8%	4.5%	0.0%	4.5%
	One Bedroom	144	2	\$777	\$750	3.6%	1.4%	0.0%	1.4%
	Two Bedroom	132	3	\$941	\$880	7.0%	2.3%	3.0%	-0.7%
	Total	298	6	\$848	\$805	5.3%	2.0%	1.3%	0.7%
New Brighton	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	25	0	\$710	\$695	2.2%	0.0%	0.0%	0.0%
	One Bedroom	653	17	\$894	\$865	3.4%	2.6%	2.1%	0.5%
	Two Bedroom	1,148	22	\$985	\$951	3.5%	1.9%	2.4%	-0.5%
	Three Bedroom	24	4	\$1,527	\$1,512	1.0%	16.7%	0.0%	16.7%
	Total	1,850	43	\$956	\$924	3.4%	2.3%	2.3%	0.1%
New Hope	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	12	0	\$675	\$674	0.2%	0.0%	0.0%	0.0%
	One Bedroom	835	15	\$781	\$769	1.6%	1.8%	1.5%	0.2%
	Two Bedroom	815	14	\$907	\$905	0.3%	1.7%	2.3%	-0.6%
	Two + Den	18	0	\$1,040	\$1,015	2.5%	0.0%	0.0%	0.0%
	Three Bedroom	66	0	\$1,173	\$1,148	2.2%	0.0%	1.5%	-1.5%
	Total	1,746	29	\$857	\$850	0.8%	1.7%	1.9%	-0.2%
Oakdale	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	94	0	\$773	\$746	3.7%	0.0%	0.0%	0.0%
	One Bedroom	559	13	\$836	\$835	0.1%	2.3%	1.6%	0.7%
	One + Den	45	0	\$1,257	\$1,257	0.0%	0.0%	4.4%	-4.4%
	Two Bedroom	541	11	\$1,026	\$1,024	0.2%	2.0%	2.5%	-0.4%
	Two + Den	18	0	\$1,563	\$1,563	0.0%	0.0%	0.0%	0.0%
	Three Bedroom	108	5	\$1,091	\$986	10.7%	4.6%	1.7%	2.9%
	Total	1,365	29	\$951	\$941	1.0%	2.1%	1.9%	0.2%
Plymouth	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	128	3	\$901	\$857	5.1%	2.3%	1.6%	0.8%
	One Bedroom	2,034	53	\$1,082	\$1,000	8.2%	2.6%	3.0%	-0.4%
	One + Den	218	4	\$1,156	\$1,136	1.7%	1.8%	1.8%	0.0%
	Two Bedroom	2,973	99	\$1,311	\$1,234	6.2%	3.3%	3.3%	0.0%
	Two + Den	128	2	\$1,517	\$1,475	2.9%	1.6%	1.6%	0.0%
	Three Bedroom	415	10	\$1,541	\$1,541	0.0%	2.4%	2.4%	0.0%
	Total	5,896	171	\$1,238	\$1,166	6.2%	2.9%	3.0%	-0.1%

Richfield	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	15	0	\$738	\$715	3.3%	0.0%	0.0%	0.0%
	One Bedroom	1,787	28	\$791	\$811	-2.4%	1.6%	1.9%	-0.3%
	One + Den	11	0	\$1,225	\$1,225	0.0%	0.0%	0.0%	0.0%
	Two Bedroom	695	14	\$1,076	\$1,071	0.5%	2.0%	1.7%	0.3%
	Two + Den	13	0	\$1,671	\$1,671	0.0%	0.0%	0.0%	0.0%
	Three Bedroom	83	1	\$1,367	\$1,367	0.0%	1.2%	3.7%	-2.5%
	Total	2,604	43	\$892	\$904	-1.3%	1.7%	1.9%	-0.2%
Robbinsdale	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	One Bedroom	96	1	\$995	\$905	10.0%	1.0%	5.3%	-4.2%
	Two Bedroom	235	13	\$1,069	\$1,144	-6.6%	5.5%	4.6%	0.9%
	Two + Den	22	0	\$1,030	\$1,030	0.0%	0.0%	0.0%	0.0%
	Three Bedroom	2	0	\$1,325	\$1,325	0.0%	0.0%	0.0%	0.0%
	Total	355	14	\$1,046	\$1,048	-0.2%	3.9%	4.4%	-0.5%
Roseville	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	62	0	\$710	\$719	-1.3%	0.0%	0.0%	0.0%
	One Bedroom	1,686	52	\$890	\$876	1.6%	3.1%	3.0%	0.1%
	One + Den	98	3	\$1,082	\$1,082	0.0%	3.1%	2.0%	1.0%
	Two Bedroom	962	19	\$1,089	\$1,096	-0.6%	2.0%	2.7%	-0.7%
	Three Bedroom	72	0	\$1,560	\$1,551	0.6%	0.0%	11.1%	-11.1%
	Total	2,880	74	\$976	\$970	0.6%	2.6%	3.0%	-0.4%
Shakopee/ Savage/ Prior Lake	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	128	3	\$1,008	\$755	33.5%	2.3%	0.0%	#VALUE!
	One Bedroom	331	10	\$966	\$851	13.5%	3.0%	2.6%	0.4%
	One + Den	34	0	\$975	\$1,020	-4.4%	0.0%	0.0%	0.0%
	Two Bedroom	732	7	\$1,182	\$1,078	9.7%	1.0%	1.3%	-0.3%
	Two + Den	23	0	\$1,174	\$1,174	0.0%	0.0%	0.0%	0.0%
	Three Bedroom	227	2	\$1,461	\$1,306	11.9%	0.9%	1.0%	-0.2%
	Total	1,475	22	\$1,157	\$1,059	9.2%	1.5%	1.5%	0.0%
Shoreview / Arden Hills	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	77	4	\$764	\$724	5.5%	5.2%	5.2%	0.0%
	One Bedroom	639	10	\$925	\$872	6.1%	1.6%	3.1%	-1.6%
	Two Bedroom	455	3	\$1,157	\$1,102	5.0%	0.7%	3.4%	-2.8%
	Three Bedroom	28	1	\$1,413	\$1,404	0.6%	3.6%	7.1%	-3.6%
	Four Bedroom	2	0	\$1,759	\$1,759	0.0%	0.0%	0.0%	0.0%
	Total	1,201	18	\$1,015	\$961	5.6%	1.5%	3.5%	-2.0%

St. Anthony	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	22	0	\$932	\$932	0.0%	0.0%	0.0%	0.0%
	One Bedroom	364	3	\$951	\$919	3.5%	0.8%	0.8%	0.0%
	One + Den	68	0	\$985	\$959	2.7%	0.0%	1.5%	-1.5%
	Two Bedroom	473	5	\$1,153	\$1,088	5.9%	1.1%	3.0%	-1.9%
	Two + Den	15	0	\$1,281	\$1,275	0.5%	0.0%	0.0%	0.0%
	Three Bedroom	25	0	\$1,642	\$1,642	0.0%	0.0%	4.0%	-4.0%
	Total	967	8	\$1,075	\$1,029	4.4%	0.8%	2.0%	-1.1%
St. Louis Park	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	315	1	\$933	\$887	5.2%	0.3%	0.3%	0.0%
	One Bedroom	2,853	49	\$1,121	\$1,081	3.7%	1.7%	2.1%	-0.4%
	One + Den	281	6	\$1,480	\$1,464	1.1%	2.1%	1.9%	0.2%
	Two Bedroom	2,584	71	\$1,408	\$1,360	3.5%	2.7%	3.2%	-0.4%
	Two + Den	47	0	\$2,047	\$2,091	-2.1%	0.0%	0.0%	0.0%
	Three Bedroom	120	1	\$1,802	\$1,768	1.9%	0.8%	0.8%	0.0%
	Total	6,200	128	\$1,267	\$1,226	3.3%	2.1%	2.4%	-0.4%
Stillwater	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	10	0	\$601	\$610	-1.6%	0.0%	0.0%	0.0%
	One Bedroom	140	0	\$841	\$765	9.9%	0.0%	0.0%	0.0%
	Two Bedroom	167	3	\$930	\$896	3.8%	1.8%	1.8%	0.0%
	Total	317	3	\$874	\$829	5.3%	0.9%	0.9%	0.0%
Vadnais Heights	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	One Bedroom	206	4	\$842	\$778	8.3%	1.9%	2.9%	-1.0%
	Two Bedroom	254	5	\$943	\$857	10.0%	2.0%	2.0%	0.0%
	Three Bedroom	30	0	\$993	\$931	6.7%	0.0%	0.0%	0.0%
	Total	491	10	\$902	\$827	9.1%	2.0%	2.2%	-0.2%
W. St. Paul / S. St. Paul	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	48	0	\$675	\$661	2.1%	0.0%	0.0%	0.0%
	One Bedroom	1,019	23	\$743	\$727	2.1%	2.3%	3.5%	-1.3%
	One + Den	20	0	\$850	\$847	0.4%	0.0%	0.0%	0.0%
	Two Bedroom	991	22	\$911	\$899	1.3%	2.2%	2.0%	0.2%
	Two + Den	6	0	\$999	\$999	0.0%	0.0%	0.0%	0.0%
	Three Bedroom	20	0	\$1,121	\$1,121	0.0%	0.0%	0.0%	0.0%
	Total	2,104	45	\$826	\$813	1.6%	2.1%	2.7%	-0.5%
Wayzata / Mound	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	7	0	\$746	\$656	13.7%	0.0%	0.0%	0.0%
	One Bedroom	251	9	\$866	\$825	4.9%	3.6%	3.6%	0.0%
	Two Bedroom	241	6	\$954	\$931	2.5%	2.5%	1.7%	0.8%
	Three Bedroom	11	0	\$1,451	\$1,445	0.4%	0.0%	0.0%	0.0%
	Total	510	15	\$918	\$886	3.6%	2.9%	2.5%	0.4%

White Bear Lake	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	10	0	\$792	\$777	1.9%	0.0%	0.0%	0.0%
	One Bedroom	336	7	\$926	\$866	7.0%	2.1%	2.2%	-0.1%
	One + Den	18	0	\$1,013	\$965	5.0%	0.0%	0.0%	0.0%
	Two Bedroom	1,098	27	\$1,043	\$985	5.8%	2.5%	3.4%	-1.0%
	Two + Den	9	0	\$1,373	\$1,373	0.0%	0.0%	0.0%	0.0%
	Three Bedroom	38	1	\$1,278	\$1,270	0.6%	2.6%	2.6%	0.0%
	Total	1,509	35	\$1,023	\$968	5.7%	2.3%	3.1%	-0.7%
Woodbury	Unit Type	Units Surveyed	Units Vacant	Avg. Rent 2017 Q4	Avg. Rent 2016 Q4	% Change	Vacancy 2017 Q4	Vacancy 2016 Q4	Change
	Studio	8	0	\$650	\$650	0.0%	0.0%	0.0%	0.0%
	One Bedroom	640	12	\$1,235	\$1,037	19.1%	1.9%	2.5%	-0.6%
	One + Den	148	1	\$1,284	\$1,240	3.5%	0.7%	0.7%	0.0%
	Two Bedroom	1,671	36	\$1,321	\$1,276	3.5%	2.2%	2.8%	-0.6%
	Two + Den	126	5	\$1,602	\$1,500	6.9%	4.0%	6.4%	-2.4%
	Three Bedroom	361	11	\$1,752	\$1,758	-0.3%	3.0%	2.2%	0.8%
	Total	2,954	65	\$1,364	\$1,286	6.1%	2.2%	2.6%	-0.4%

AREA DESCRIPTIONS

Minneapolis includes: Downtown, Southwest Minneapolis, North Minneapolis, East Minneapolis, South Minneapolis

Southwest Minneapolis--including Uptown, Lakes area to Richfield, Edina border

North Minneapolis--West of the Mississippi River, North of 394 to Robbinsdale, Golden Valley and Br. Center borders

East Minneapolis--U of M, North of 94, East of 35W, East of the river to St. Paul, St Anthony, Columbia Hts. Borders

South Minneapolis--East of 35W, South of 94 to Mississippi River and Richfield borders

St. Paul includes: Downtown, East Side, Como Area, Highland Area

East Side-- East of 35W

Como Area--North of Hwy 94

Highland Area--South of Hwy 94

North Central Metro includes--Anoka,Blaine,Champlin,Circle Pines,Columbia Heights,Coon Rapids,Fridley,Moundsview,Spring Lake Park,St. Anthony

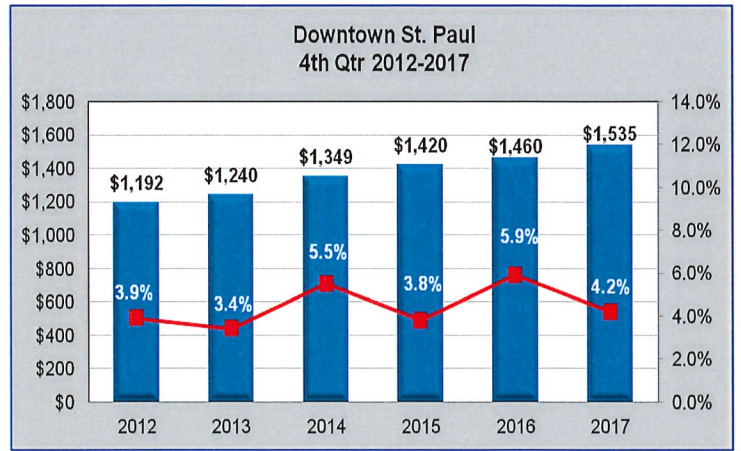
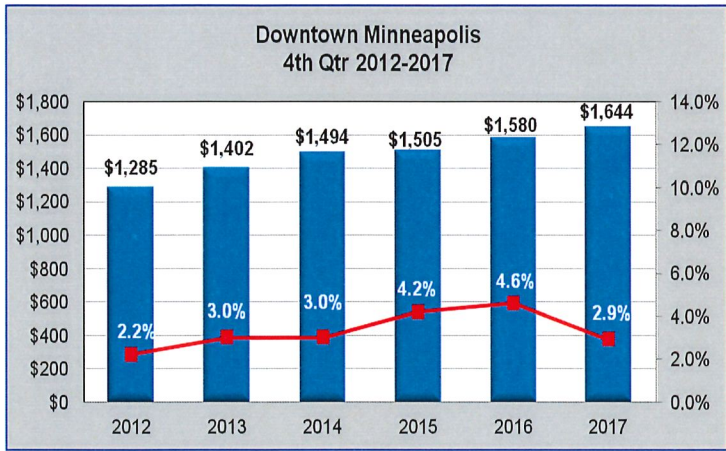
South Central Metro includes--Bloomington, Richfield, Apple Valley, Eagan, Mendota Heights

Southwest Metro includes--Chanhassen, Chaska, Eden Prairie, Edina, Prior Lake, Savage, Shakopee, St. Louis Park, Mtna

Southeast Metro includes--Inver Grove Heights, Lilydale, Rosemount, S. St. Paul, W. St. Paul, Woodbury

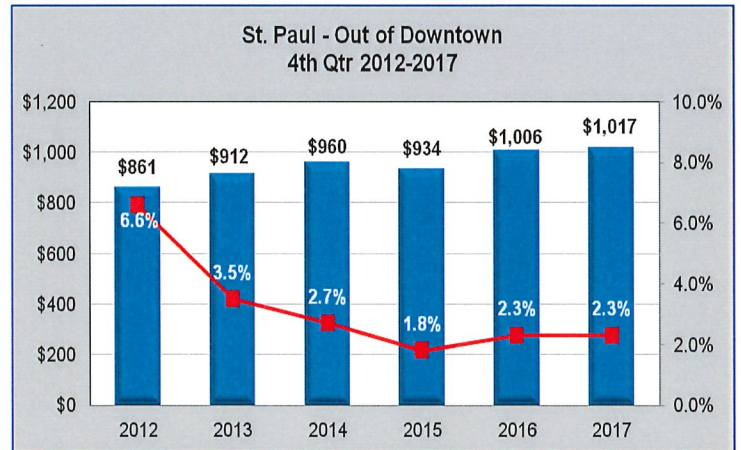
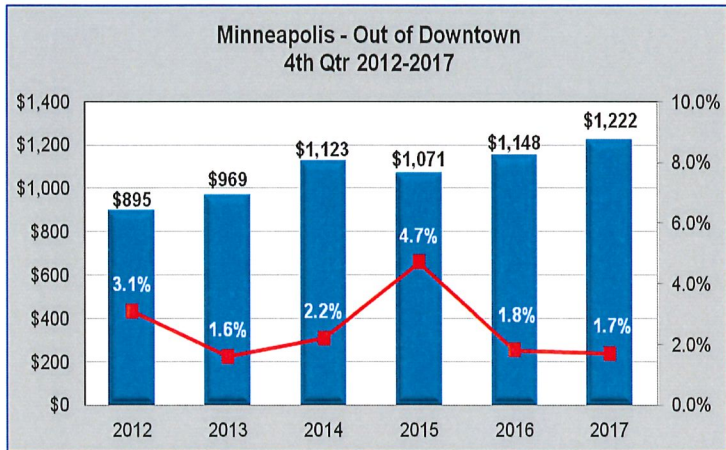
Northwest Metro includes--Brooklyn Center, Brooklyn Park, Crystal, Maple Grove, New Hope, Osseo, Plymouth, Robbinsdale

Northeast Metro includes--Arden Hills, Little Canada, Mahtomedi, New Brighton, Roseville, Shoreview, Oakdale, Vadnais Heights, White Bear Lake, St. Anthony



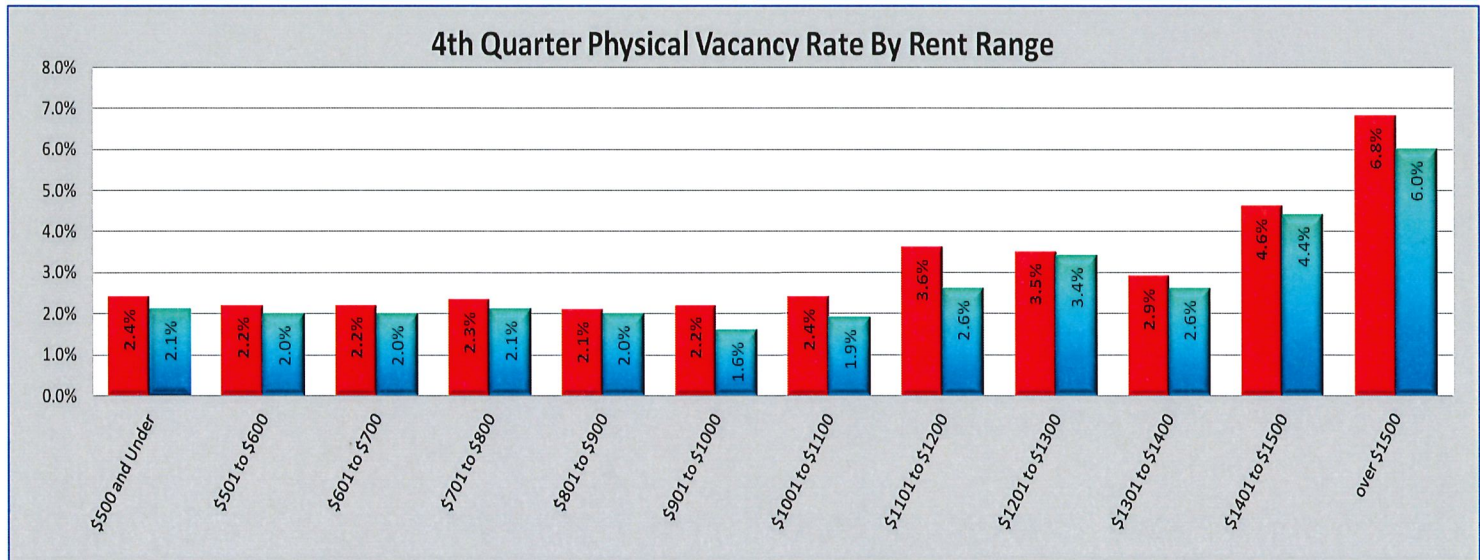
Downtown Minneapolis
During the 4th Quarter of 2017, the average market rent in Downtown Minneapolis increased to \$1,644 per month, up from \$1,580 a year ago (+4.1%). Downtown Minneapolis continues to have the highest rents among all submarkets. Vacancy decreased to 2.9% over the past 12 months.

Downtown St. Paul
Downtown St. Paul ended the 4th Quarter of 2017 with an average rent of \$1,535, up from \$1,460 in the 4th Qtr. of 2016 (+5.1%). The vacancy rate showed a decrease, from 5.9% last year to 4.2% for 4th Quarter 2017.



Minneapolis - Out of Downtown
At \$1,222, the average rent in Minneapolis Out-of-Downtown is up from \$1,148 over the past 12 months (+6.4%). The vacancy rate for 4th Quarter 2017 is has decreased slightly to 1.7% from a year ago at 1.8%.

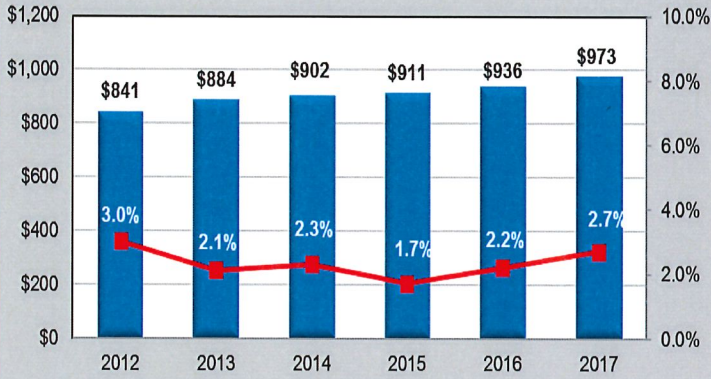
St. Paul - Out of Downtown
At \$1,017, the average market rent was up from \$1,006 over the past 12 months. The vacancy rate remained stable at 2.3% during the 4th Quarter of 2017.



Overall market vacancy for units with rents <\$1,200 was 2.6% in the 4thQ of 2017. The lowest vacancy rate was in the \$901 to \$1,000 at 1.6%. The highest vacancies were for units over \$1,500 at 6.0%. The most significant vacancy decrease was in the over \$1,101- \$1,200 rent range, from 3.6% in 2016 to 2.6% in 4th Quarter 2017.

■ Q2 2016 ■ Q2 2017

**Northeast Suburban
4th Qtr 2012-2017**



Northeast Suburban Market

As of 4th Quarter 2017, the average rent in the Northeast Market was \$973 per month, up from \$936 one year ago (+4.0%). The vacancy rate finished at 2.7%, slightly higher than 3Q of 2016.

**Southeast Suburban
4th Qtr 2012-2017**



Southeast Suburban Market

As of 4th Quarter of 2017, the average rent in the Southeast Market was \$1,092 per month, up from \$1,046 in 2016. The vacancy rate decreased to 1.9% in the 4thQ of 2017 from 2.4% in the 4th Quarter of 2016.

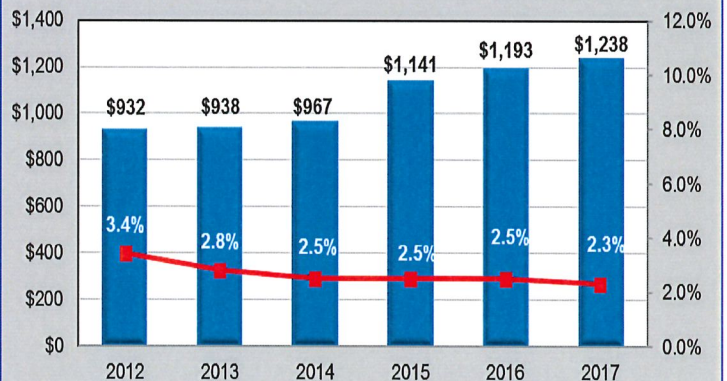
**Northwest Suburban
4th Qtr 2012-2017**



Northwest Suburban Market

The average market rent in the Northwest increased from \$1,044 last year to \$1,131 per month for the 4th Quarter of 2017. The vacancy rate decreased from 4.3% to 3.3% as of 4th Quarter 2017.

**Southwest Suburban
4th Qtr 2012-2017**



Southwest Suburban Market

As of 4th Quarter 2017, the average market rent in the Southwest Market was \$1,238 per month, up from \$1,193 a year ago (3.8%). Vacancy decreased slightly to 2.3% as of 4th Quarter 2017.

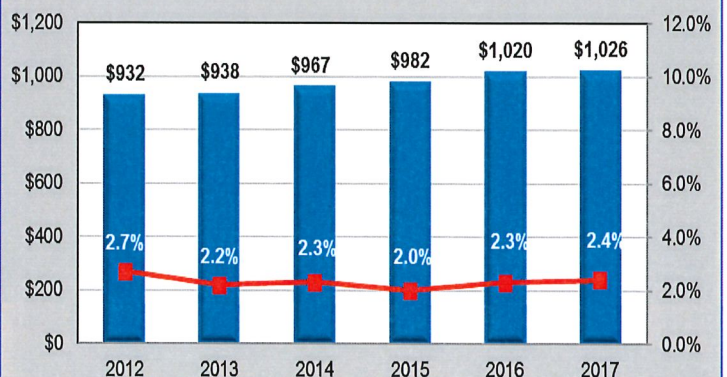
**North Central Suburban
4th Qtr 2012-2017**



North Central Suburban Market

In the North Central Market, the average rent in the 4th Quarter of 2017 was \$987 per month, up from \$937 in 2016 (+5.3%). The vacancy decreased to 2.1% in the 4thQ of 2017.

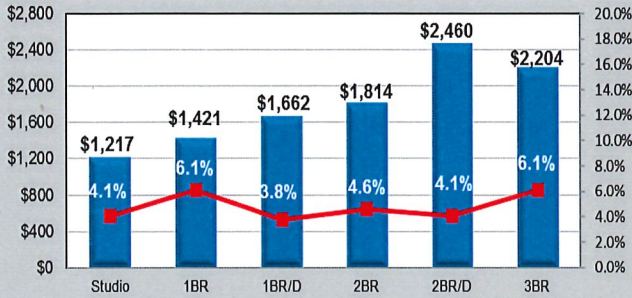
**South Central Suburban
4th Qtr 2012-2017**



South Central Suburban Market

In the South Central Market, the average rent in the 4th Quarter 2017 was \$1,026 per month, up from \$1,020 a year ago (+0.6%). The vacancy rate increased slightly from 2.3% in 2016 to 2.4% for the 4th Quarter of 2017.

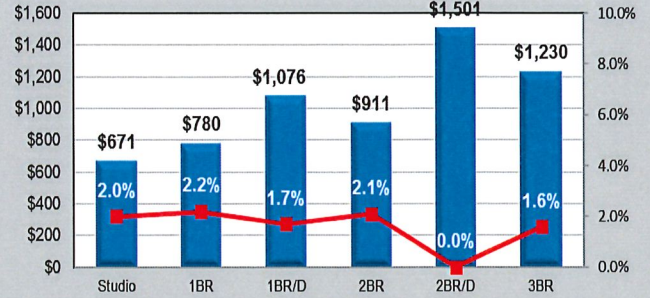
New Rental Communities (Built in 2000+) 4th Quarter 2017



Newer Rental Communities

The average market rent among these newer communities was \$1,421 for one-bedroom units, \$1,814 for two-bedrooms, and \$2,204 for three-bedrooms. The overall average market rent and physical vacancy rate for all unit types was \$1,896/month and 5.0%, respectively.

Pre-1980 & Under 100 Units 4th Quarter 2017

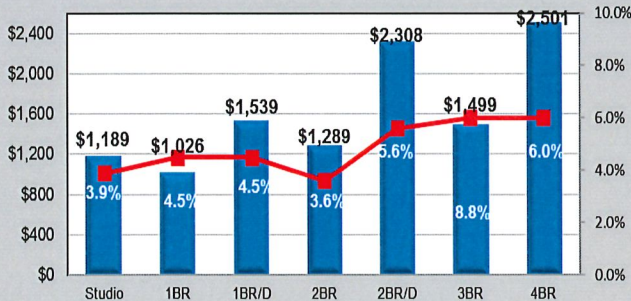


Weighted Avg Rent: \$834 Vacancy: 2.1%

Pre-1980, Under 100 Units

Apartment units in older (pre-1980) and smaller (< 100 units) rental communities reported an average market rent of \$834 per month. These properties reported a combined physical vacancy rate of 2.1% for the 4th Quarter of 2017, slightly lower than 2.2% in 4thQ of 2016.

Larger Complexes (Over 200 Units) 4th Quarter 2017

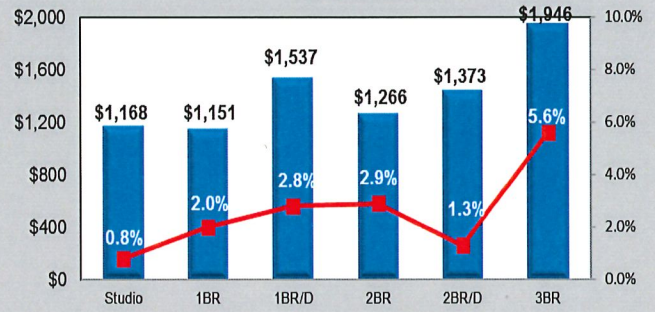


Weighted Avg Rent: \$1,264 Vacancy: 4.1%

Larger Complexes (Over 200 Units)

As of 4th Quarter 2017, larger rental communities (over 200 units) showed a weighted average rent of \$1,264 per month for all unit types, up from \$1,163 in the 4th Quarter of 2016. The physical vacancy rate for this property group was 4.1% for the quarter, higher than one year ago at 3.8%.

Rental Townhome Communities 4th Quarter 2017

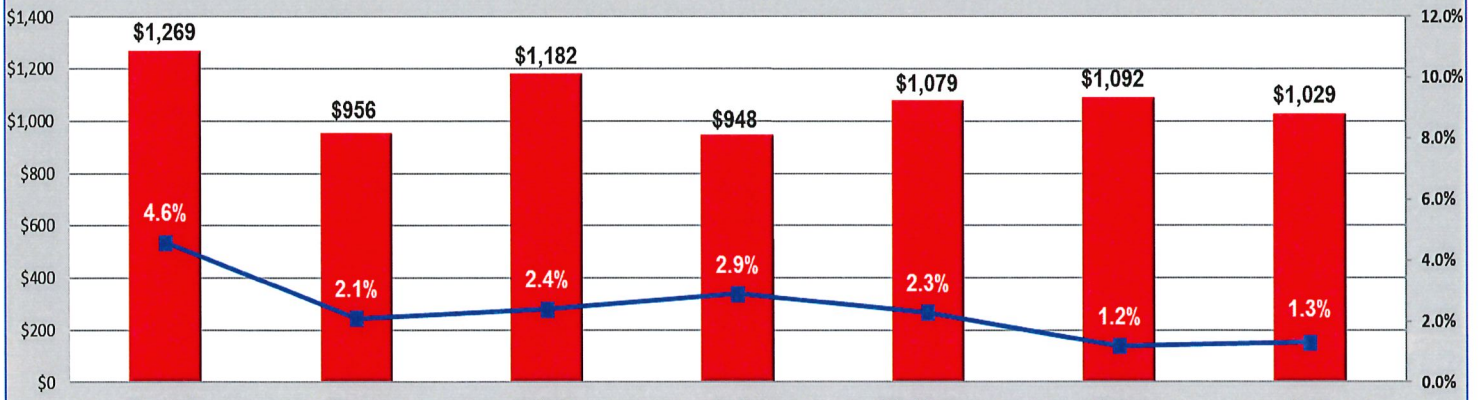


Weighted Avg Rent: \$1,296 Vacancy: 2.3%

Rental Townhome Communities

For the 4th Quarter of 2017, the average monthly rent for townhouse-style units was \$1,296. The overall physical vacancy rate was 2.3%, consistent with the vacancy rate a year ago.

Average Rent & Vacancy by County - 4th Quarter 2017

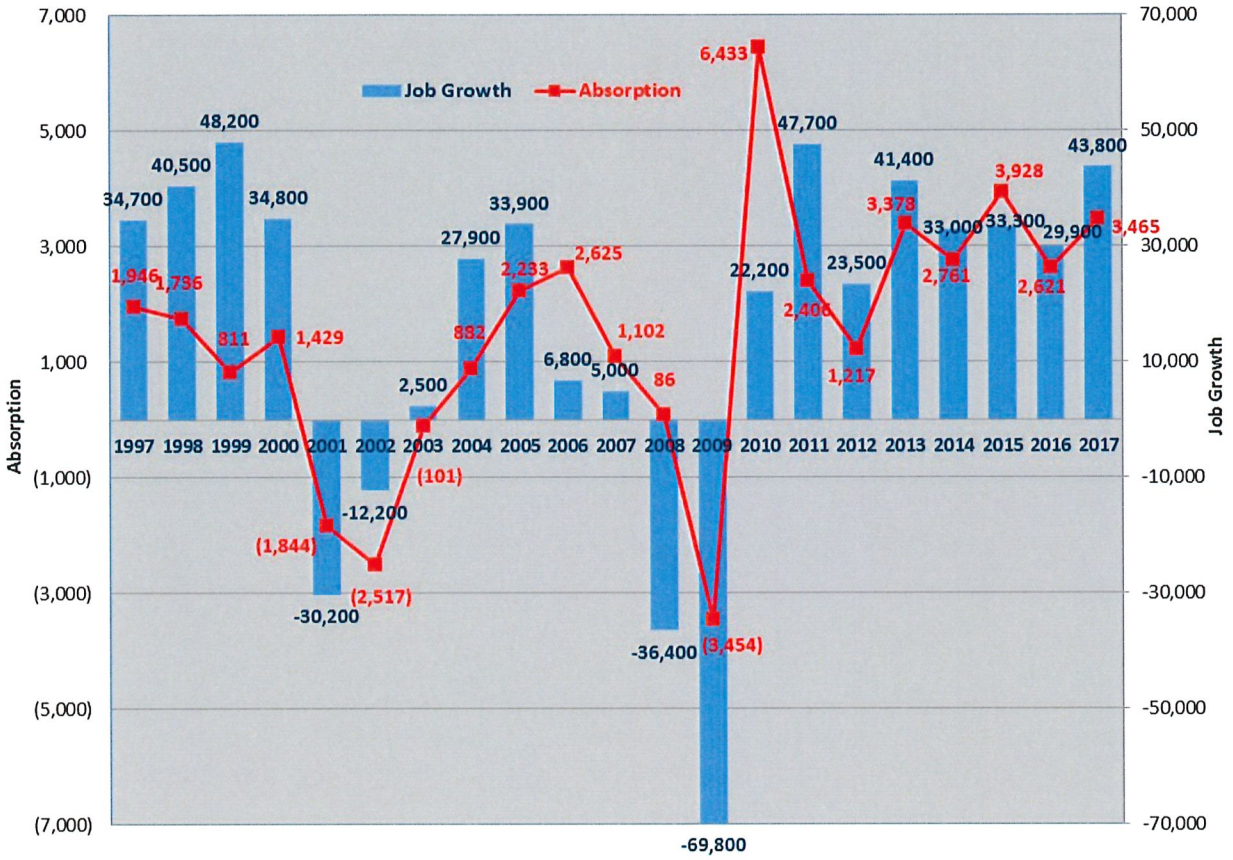


Metro Avg Rent: \$1,155

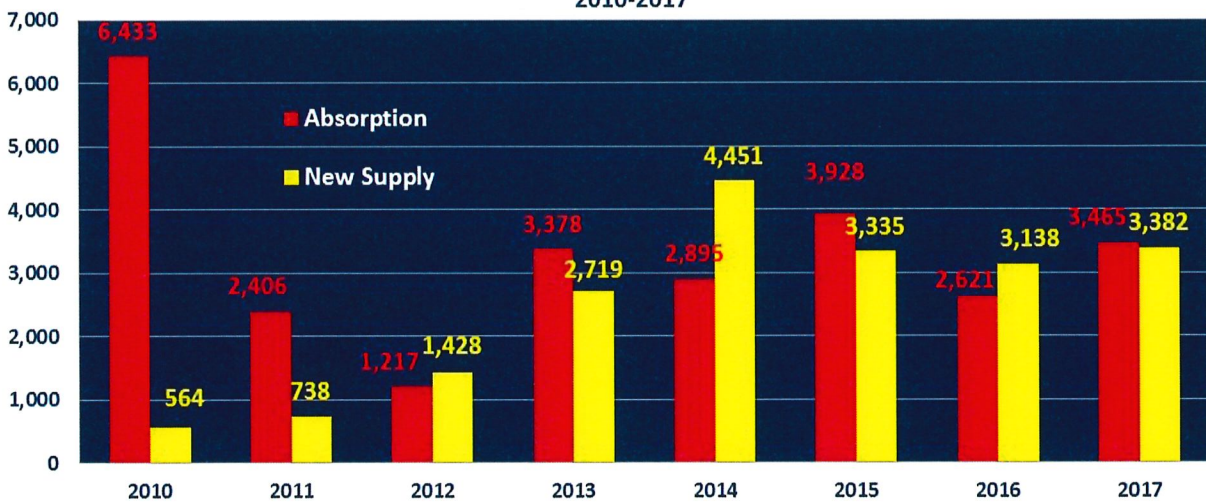
Metro Avg Vacancy: 2.6%

As of 4th Quarter 2017, Hennepin County posted the highest average rent among the seven metro counties at \$1,269/mo., followed by Dakota County at \$1,182/mo. Carver County had the lowest vacancy rate (1.2%) in the Metro and Hennepin County had the highest vacancy rate in the Metro at 4.6% for 4thQ of 2017.

Twin Cities Apartment Unit Absorption & Job Growth Trends, 1997-2017



**Twin Cities Apartment Supply & Demand Trend
2010-2017**



**Historical Apartment Supply/Demand & Rent Growth Trends
Downtown St. Paul & Twin Cities Metro Area**

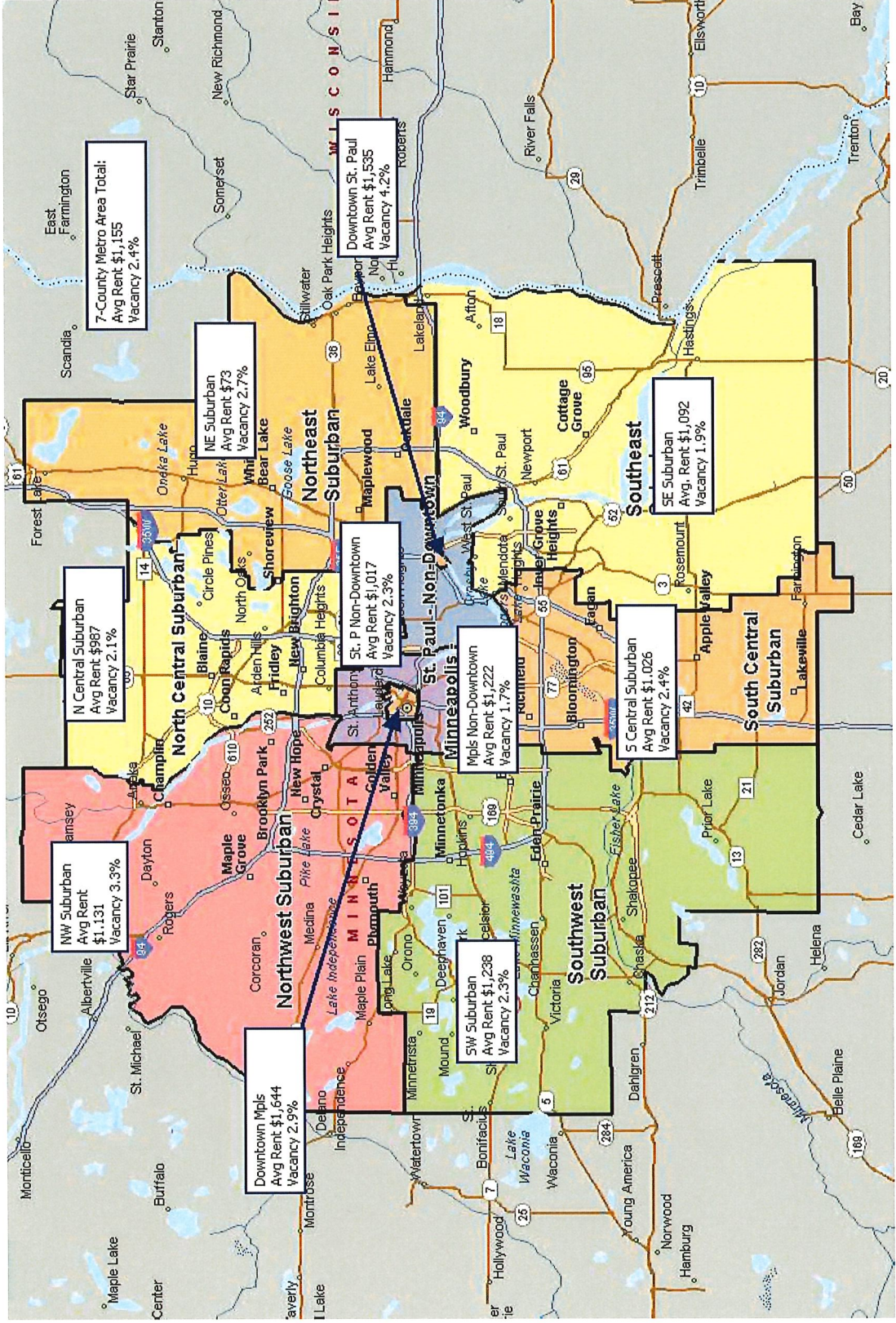
	Downtown St. Paul						
	2011	2012	2013	2014	2015	2016	2017
Total Units*	2,221	2,279	2,513	2,855	2,855	3,058	3,383
New Supply	0	58	234	342	0	203	325
Vacant Units	49	89	119	230	108	180	142
Vacancy Rate**	2.2%	3.9%	4.7%	7.6%	3.8%	5.9%	4.2%
Occupied Units	2,172	2,190	2,394	2,625	2,747	2,878	3,241
Absorption	9	18	204	231	122	131	363
Average Rent	\$1,162	\$1,192	\$1,240	\$1,349	\$1,420	\$1,460	\$1,535
Rent Growth	3.8%	2.6%	4.0%	8.8%	5.3%	2.8%	5.1%
	Twin Cities Metro Area						
	2011	2012	2013	2014	2015	2016	2017
Total Units*	169,608	171,036	173,799	178,190	181,525	184,663	188,045
New Supply	738	1,428	2,763	4,391	3,335	3,138	3,382
Vacant Units	4,749	4,960	4,345	5,969	5,377	5,899	5,816
Vacancy Rate**	2.8%	2.9%	2.5%	3.4%	3.0%	3.2%	3.1%
Occupied Units	164,859	166,076	169,454	172,221	176,148	178,764	182,229
Absorption	2,406	1,217	3,378	2,767	3,928	2,621	3,465
Average Rent	\$927	\$957	\$981	\$1,021	\$1,053	\$1,095	\$1,155
Rent Growth	2.1%	3.2%	2.5%	4.1%	3.1%	4.0%	5.4%
Downtown St. Paul Market Share							
DT St. Paul % of metro area occupied units	1.3%	1.3%	1.4%	1.5%	1.6%	1.6%	1.8%
DT St. Paul % of metro area new supply	0.0%	4.1%	8.5%	7.8%	0.0%	6.5%	9.6%
DT St. Paul % of metro area absorption	0.4%	1.5%	6.0%	8.3%	3.1%	5.0%	10.5%

Source: Marquette Advisors

* Unit supply includes market rate apartments in complexes with 10+ units. Excludes subsidized apartments and seniors housing.

** Note that vacancy as shown includes both stabilized properties and new properties still in lease-up.

Twin Cities Metro Area Average Rents & Vacancy by Submarket, 2017 Q4





Marquette Advisors

Apartment TRENDS is a quarterly publication by Marquette Advisors, providing an overview of the 7-county Twin Cities Metro Area rental housing market.

For subscription pricing information or for any additional information regarding the Twin Cities housing market, please contact:

Brent Wittenberg
Vice President
612-392-2344
bwittenberg@marquetteadvisors.com

Marquette Advisors, your source for:
Multifamily Data • Market Research •
Feasibility Studies • Appraisals

Apartment Trends makes every effort to provide the most accurate data possible. Although we believe all of our sources to be reliable, we cannot *guarantee* the accuracy of the information we receive. Apartment Trends and Marquette Advisors would like to thank all Apartments Owners, Management Companies and On-Site Personnel for taking the time to work with us in updating our records each quarter.

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Ronald Eldred](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: RE: Note in support of new housing at St Clair and Snelling
Date: Wednesday, May 09, 2018 2:46:37 PM

Mr. Eldred,

Thanks very much for taking the time to provide your input regarding the Snelling & St. Clair project. We'll include this in the packet for consideration by the Zoning Committee.

Best,



Mike Richardson
City Planner

Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

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From: Ronald Eldred [mailto:eldred7@gmail.com]
Sent: Tuesday, May 08, 2018 8:14 PM
To: Richardson, Mike (CI-StPaul)
Subject: Note in support of new housing at St Clair and Snelling

My name is Ron Eldred. I have lived in the Highland Village for the past 44 years. I am writing in support of the proposed housing project at the corner of St. Clair and Snelling Ave.

Since the closing of both the St Clair Broiler and Sweeney Cleaners, the corner has become bleak. So I was pleased to hear about the proposal to put new housing on the corner using the space where the run down surface lot and the old Sweeney building sits.

With the Rapid Transit A line, as well as the proximity of Macalester and the family-owned St. Paul Corner Drug store, this would be an ideal spot for new housing. I give it my strongest support.

Sincerely,

Ron Eldred
1899 Pinehurst Ave
St Paul MN 55116

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Wil Totten](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: RE: Snelling and St Clair development
Date: Wednesday, May 09, 2018 2:47:57 PM

Hello Mr. Totten,

Thanks very much for taking the time to provide your input regarding the Snelling & St. Clair project. We'll include this in the packet for consideration by the Zoning Committee.

Best,



Mike Richardson

City Planner

Planning & Economic Development

25 W. 4th St., Suite 1400

Saint Paul, MN 55102

P: 651-266-6621

mike.richardson@ci.stpaul.mn.us

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City in America



Making Saint Paul the Most Livable City in America

From: Wil Totten [<mailto:wtotten@gmail.com>]
Sent: Tuesday, May 08, 2018 8:29 PM
To: Richardson, Mike (CI-StPaul)
Subject: Snelling and St Clair development

I write to support the plans for a multi-use building at Snelling and St Clair.

I am a homeowner not too far from this location (Fairview and Highland area) and a landlord for 6 rental units near Selby and Dale.

St Paul needs more housing. This location, along the A Line, can be expected to attract renters who don't need or want to own an automobile.

The plans fit nicely into the neighborhood. Buildings on the Macalester campus are taller than this proposed building. The plans to incorporate Mac's colors may be going a bit far, but I am not going to criticize it...

Please pass my message of support along to the interested parties.

Thank you.

Wil Totten, 1808 Highland Pkwy

From: Richardson, Mike (CI-StPaul)
To: Margaret Flanagan; aquanettaa@gmail.com; adejoy@esndc.org; Dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; jeff.risberg@gmail.com; christopher.james.ochs@gmail.com; oliv0082@gmail.com; perryman@csp.edu; ecr@trios-llc.com; tthao@nexuscp.org; wendyLunderwood@gmail.com; Butler, Sonja (CI-StPaul); Anderson, Tia (CI-StPaul); Tolbert, Chris (CI-StPaul)
Cc: McMahon, Melanie (CI-StPaul); Englund, Cherie (CI-StPaul)
Subject: RE: St Clair | Snelling Development Agenda Item -- May 10, 2017
Date: Wednesday, May 09, 2018 2:50:25 PM

Hello Ms. Flanagan,

Thanks very much for taking the time to provide your input regarding the Snelling & St. Clair project. It will be included in the packet for consideration by the Zoning Committee.

Best,



Mike Richardson
City Planner

Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

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Making Saint Paul the Most Livable City in America

From: Margaret Flanagan [mailto:flanagan@iphouse.com]
Sent: Tuesday, May 08, 2018 10:32 PM
To: aquanettaa@gmail.com; adejoy@esndc.org; Dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; jeff.risberg@gmail.com; christopher.james.ochs@gmail.com; oliv0082@gmail.com; perryman@csp.edu; ecr@trios-llc.com; tthao@nexuscp.org; wendyLunderwood@gmail.com; Drummond, Donna (CI-StPaul); Butler, Sonja (CI-StPaul); Anderson, Tia (CI-StPaul); Tolbert, Chris (CI-StPaul)
Cc: Richardson, Mike (CI-StPaul); McMahon, Melanie (CI-StPaul)
Subject: Re: St Clair | Snelling Development Agenda Item -- May 10, 2017

DATE: May 8, 2018
TO: Members of the Saint Paul Planning Commission
cc: Tia Anderson – Public Record
RE: AGENDA ITEM Proposed Snelling | Saint Clair Development
File #18-055-252

The Saint Paul Zoning Committee of the Saint Paul Planning Commission will vote on May 10 to approve or deny a Conditional Use Permit (CUP) for the TJL-LaValle Development planned for 246-252-258 Snelling Avenue S. The CUP application requests additional heights for three buildings at the site, beyond the T3 (55') and T2 (35') heights negotiated with neighbors in 2017.

Please DENY TJL Development's CUP application.

I am very disheartened by the way this developer's request for a CUP (for additional height) has been handled so far. Specifics were not available for review by the Macalester Groveland Housing and Land Use Committee (MGHLUC) **UNTIL THE DAY OF THE VOTE**, April 25. Nonetheless, the MGHLUC voted -- in haste -- to approve the CUP, despite vocal neighborhood opposition.

This neighborhood worked in good faith with City leaders last year on the Snelling Avenue South Zoning Study wherein T3 zoning was approved for the Snelling St Clair southeast corner (55') and T2 (35') was approved for mid-block. Now, automatically it seems, the developer has requested a CUP for additional height, at least **3x the height of other buildings at this intersection and 5x the height of single family homes this property would overlook.**

The TJL-LaValle proposal also includes 2nd floor patios facing Snelling Avenue S and a fitness center on the first floor. **By including these amenities for tenants, additional building height is being requested. This comes at the expense of neighborhood homes and businesses.**

I welcome change at the blighted St Clair/Snelling intersection--i.e., an architecturally interesting, pedestrian-friendly new development, within a height and scale that complements the neighborhood and properties nearby. I strongly oppose TJL-LaValle's request for added height. The project does not align with the City's own Housing Chapter of the Comprehensive Plan, a major strategy of which is to "Promote and Preserve Established Neighborhoods." As currently proposed, I oppose the project as "the use WILL IMPEDE orderly development and improvement of surrounding property... and WILL BE detrimental to the existing character of the neighborhood and endanger the public health safety and general welfare."

- **Heights of 68' (equal to six stories) and 47' will impact the sunlight and privacy of adjacent single story neighborhood homes, immediately to the east. This will radically interfere with residents' quality of life.**
- **Over 100 additional cars at this intersection will cause traffic congestion and result in parking issues on adjacent streets, limiting parking options for current homeowners and neighboring businesses. No Traffic Study has been done, nor is one planned at this time.**
- **Pedestrian safety, increased exhaust and noise due to 118 new apartments on this corner are public health concerns no one has yet addressed.**
- **The added height and massive design will be detrimental to the existing character of the immediate neighborhood and negatively affect property values.**
- **The project is not geared toward alleviating St Paul's perceived rental property shortage. Rather, the preponderance of 1-bedroom units is clearly designed to help mitigate Macalester College's chronic student housing shortage.**

PLEASE VOTE NO to the TJL/LaValle request for a Conditional Use Permit.

Thank you for your careful consideration. The long-term health, safety and quality of life of this neighborhood depends on you and your thoughtful decision May 10.

I appreciate in advance your inclusion of this letter with other feedback received regarding this project in general, and with letters received per the Zoning Committee's planned vote May 10.

Respectfully,

Margaret C. Flanagan
275 S Warwick
Saint Paul, MN 55105

From: Richardson, Mike (CI-StPaul)
To: Jeb Rach
Cc: #CI-StPaul_Ward4; #CI-StPaul_Ward3; Englund, Cherie (CI-StPaul)
Subject: RE: Snelling & St. Clair Project
Date: Wednesday, May 09, 2018 2:51:16 PM

Hello Mr. Rach,

Thanks very much for taking the time to provide your input regarding the Snelling & St. Clair project. We'll include this in the packet for consideration by the Zoning Committee.

Best,



Mike Richardson
City Planner

Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

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Making Saint Paul the Most Livable City in America

From: Jeb Rach [mailto:jeb@jebrach.com]
Sent: Tuesday, May 08, 2018 10:46 PM
To: Richardson, Mike (CI-StPaul)
Cc: #CI-StPaul_Ward4
Subject: Snelling & St. Clair Project

Mike and board,

I'm writing this evening to express my support for the Snelling & St. Clair apartment project proposal. I've been watching the development over the past few months and have been hoping for its approval for quite some time. As a renter myself, I'm acutely aware of the rental shortage in the Twin Cities (hovering a bit under 3% vacancy last I heard.) More housing allows for more choices and helps to alleviate the dire shortage in housing that currently exists in St. Paul and throughout the wider metro area.

This development also fits the neighborhood very well. The Snelling and St. Clair intersection is a hub of activity, with retail buildings directly along two of the corners and a bustling college campus on a third. This building helps to fill in that fourth corner and make it feel like a complete intersection with activities and destinations on all sides of the intersection. With it being extremely close to the St. Clair A Line rapid bus station, residents of this apartment building can more easily live without vehicles (either living a car-free or car-light lifestyle.) Thusly, parking needs should not be as great as for a similar building far away from transit, and the plans take this into account.

Finally, as someone who both directly and indirectly pays city taxes (between the sales tax and my landlord paying property tax and accounting for that in my monthly rent) a growth of our

tax base is always appreciated. A building on this corner would bring additional value to this lot, creating a larger tax base for property taxes to fund the city services that help make this city amazing.

I ask for your support for the Snelling and St. Clair apartment proposal.

Thanks,

--

Jeb Rach

1688 Sherburne Ave Apt 202

Saint Paul MN 55104

jeb@jebrach.com

cell: (651) 447-7532

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Tyler Teggatz](#)
Cc: [#CI-StPaul_Ward3](#); [Englund, Cherie \(CI-StPaul\)](#)
Subject: RE: Support Snelling and St Clair development
Date: Wednesday, May 09, 2018 2:51:58 PM

Hello Tyler,

Thanks very much for taking the time to provide your input regarding the Snelling & St. Clair project. We'll include this in the packet for consideration by the Zoning Committee.

Best,



Mike Richardson
City Planner

Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

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From: Tyler Teggatz [<mailto:tylerteggatz@gmail.com>]
Sent: Tuesday, May 08, 2018 11:23 PM
To: Richardson, Mike (CI-StPaul)
Cc: [#CI-StPaul_Ward3](#)
Subject: Support Snelling and St Clair development

Good evening,

I'm writing in support of the proposed development at Snelling and St Clair. High density housing should be encouraged, especially along major transit route investments like the A-line on Snelling.

Thank you,

Tyler Teggatz
2031 Itasca Ave

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Kateri Routh](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: RE: in support of the St. Clair / Snelling proposed development
Date: Wednesday, May 09, 2018 2:53:20 PM

Hello Kateri,

Thanks very much for taking the time to provide your input regarding the Snelling & St. Clair project. We'll include this in the packet for consideration by the Zoning Committee.

Best,



Mike Richardson
City Planner

Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

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From: Kateri Routh [mailto:katerirouth@gmail.com]
Sent: Wednesday, May 09, 2018 8:40 AM
To: Richardson, Mike (CI-StPaul)
Subject: in support of the St. Clair / Snelling proposed development

Hello Mike,

I wanted to reach out in support of the building being proposed at the corner of St. Clair and Snelling. As a five year resident of Mac-Groveland (started as renters then home owners) I am thrilled about this proposal! We are in desperate need of more housing in our neighborhood and the city as a whole. This is the perfect corner (A-Line, rezoned to T-3, fits the city and neighborhood plan, replaces a surface parking lot).

And it looks great, especially when compared to the last development that was proposed.

I wanted to make sure you were hearing from neighbors very much in support of this development!

Thanks for your work,

Kateri Routh
2093 Stanford Ave
Saint Paul, MN 55105

From: [Edgerton, Dan](#)
To: [Englund, Cherie \(CI-StPaul\)](#); [Richardson, Mike \(CI-StPaul\)](#)
Subject: Fwd: Opposed to CUP request
Date: Wednesday, May 09, 2018 3:28:59 PM

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From: Janice Martland <mrFY1219@comcast.net>
Sent: Wednesday, May 9, 2018 3:16:22 PM
To: aquanettaa@gmail.com; cedrick.baker@gmail.com; adejoy@esndc.org; Edgerton, Dan; blindeke@gmail.com; tthao@nexuscp.org; wendyLunderwood@gmail.com; christopher.james.ochs@gmail.com; ewojchik@hotmail.com; oliv0082@gmail.com; perryman@csp.edu; Jeff.risberg@gmail.com; donna.drummond@ci.stpaul.mn.us; sonja.butler@ci.stpaul.mn.us
Subject: Opposed to CUP request

Dear Zoning Committee and Planning Committee members,

I am writing to let you know that as a resident of Highland Park, I'm opposed to the CUP request for extra height for the LaValle proposal at Snelling and St. Clair.

In a nutshell, six stories is too high and results in too much density at that location. It adversely impacts the adjacent neighbors who purchased and are living in single family dwellings. These neighbors will be impacted by less light, less privacy, and less green space, and I feel it negatively impacts the character of the neighborhood which is primarily two story buildings or single family homes.

Parking is already a concern and the development will also result in an increase in traffic congestion in the area (which is already an issue) along increased concerns for the safety and health of the people that live there.

It seems that other developers have been able to make it financially feasible to build more reasonably sized building including buffer space for their neighbors. My question is why can't this developer?

Sincerely,

Jan Martland

1219 Bayard Avenue

St. Paul, Minnesota 55116

651-699-3404

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Rachel Wiken](#)
Cc: [Dave Ankarlo VII](#); [Englund, Cherie \(CI-StPaul\)](#)
Subject: Re: support of St. Clair / Snelling Development
Date: Wednesday, May 09, 2018 6:28:08 PM

Ms. Wiken,

Thank you very much for taking the time to give input on the Snelling & St. Clair project. We will forward your email to the Zoning Committee for their consideration.

Best,
Mike

From: Rachel Wiken <rachel.wiken@gmail.com>
Sent: Wednesday, May 9, 2018 9:03:14 AM
To: Richardson, Mike (CI-StPaul)
Cc: Dave Ankarlo VII
Subject: support of St. Clair / Snelling Development

Mr. Richardson,

My husband and I live at 1459 Berkeley Ave, which is about 1200 feet from the back of the proposed development at St Clair and Snelling. The corner is currently an eyesore, with empty businesses and trash.

We strongly support this project. In the last year buying our house, we were made painfully aware of how tight our housing market is and how difficult it is to buy a house in St Paul. And the rental market is worse. We need more housing units and not in 20 years when we develop the Ford site. St Paul needs them now.

We also want to see St Paul develop our transit corridors with density. My husband and I both commute by bike and bus, but find we have to drive for most of our errands. We would love to see more shopping and dining opportunities that are walkable or accessible by transit. We can not keep building our city assuming that every citizen owns a car or is able to drive.

Thanks for your time,

Rachel Wiken and Dave Ankarlo

From: Richardson, Mike (CI-StPaul)
To: Kara Lylum; #CI-StPaul_Ward3
Cc: Englund, Cherie (CI-StPaul)
Subject: Re: support for Snelling and St. Clair project
Date: Wednesday, May 09, 2018 6:31:16 PM

Hello Ms. Lylum,

Thank you very much for taking the time to give input on the Snelling & St. Clair project. We will forward your email to the Zoning Committee for their consideration.

Best,
Mike

From: Kara Lylum <kara@lynumlaw.com>
Sent: Wednesday, May 9, 2018 9:48:09 AM
To: Richardson, Mike (CI-StPaul); #CI-StPaul_Ward3
Subject: support for Snelling and St. Clair project

Hi Mike,

I hope this email finds you well. I live in Ward 3 (my office is in Ward 2 - address below - I am extraordinarily reluctant to give out my home address in public documents but I am happy to provide that under separate cover if it can remain private) and wanted to express support for the apartment/retail project at Snelling and St. Clair.

I live very close to this project and the current site is in dire need of an upgrade. It is in such a great location - right on the transit line and right next to a college.

I am a renter and I have experienced our housing shortage first hand when I tried to look for a new apartment - we are in serious need of new housing in this city.

I am hopeful that St. Paul will encourage this apartment building to move forward - as a neighbor to this building, I look forward to having these new neighbors nearby.

Thanks so much and have a great day,

Kara

Kara Lylum
Immigration Attorney
Lylum Law Office

651.300.9383
715.803.6813
(fax) 651.770.7223
kara@lynumlaw.com
www.lynumlaw.com

413 Wacouta Street, Suite 440
St. Paul, MN 55101

310 Pinnacle Way, Suite 301
Eau Claire, WI 54701
(by appointment only)

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Jacob Huelster](#)
Cc: [#CI-StPaul_Ward3](#); [#CI-StPaul_Ward2](#); [Englund, Cherie \(CI-StPaul\)](#)
Subject: Re: Snelling & St. Clair Development
Date: Wednesday, May 09, 2018 6:32:11 PM

Hello Mr. Huelster,

Thank you very much for taking the time to give input on the Snelling & St. Clair project. We will forward your email to the Zoning Committee for their consideration.

Best,
Mike

From: Jacob Huelster <jacobhuelster@gmail.com>
Sent: Wednesday, May 9, 2018 9:53:28 AM
To: Richardson, Mike (CI-StPaul)
Cc: #CI-StPaul_Ward3; #CI-StPaul_Ward2
Subject: Snelling & St. Clair Development

I am writing today to support the proposed development at Snelling and St. Clair. New buildings like this are critical tools to combat the housing shortage that Saint Paul is experiencing. This one in particular has been planned in the most responsible way possible. It creates 118 new dwelling units on a patch of land that currently has none. It's on a major transit corridor. It's within walking distance of two colleges and a variety of retail and restaurants. It's a vision for a more economically and environmentally positive future for our city.

I live in ward 2, though I have deep ties to the Mac-Grove neighborhood. My grandparents met at Macalaster and lived for more than 50 years on Amherst St while my grandfather was an english professor at Mac. Both my parents went to Macalaster as well, as well as multiple uncles. I think that this new development will be an excellent addition to the neighborhood, and it will serve the area well.

Thank you for your time.

Jacob Huelster
246 Stevens St W
Saint Paul MN 55107

From: Richardson, Mike (CI-StPaul)
To: Brian Baird
Cc: Englund, Cherie (CI-StPaul)
Subject: Re: Snelling and Saint Clair Project
Date: Wednesday, May 09, 2018 6:45:11 PM

Hello Mr. Baird,

Thank you very much for taking the time to give input on the Snelling & St. Clair project. We will forward your email to the Zoning Committee for their consideration.

Best,
Mike

From: Brian Baird <bairdbc@gmail.com>
Sent: Wednesday, May 9, 2018 10:52:49 AM
To: Richardson, Mike (CI-StPaul)
Subject: Snelling and Saint Clair Project

Mike,

I am writing in support of the proposed apartment/retail development at the corner of Snelling and Saint Clair.

We're facing a shortage of housing and placing this number of units next to a high frequency bus line makes perfect sense.

I have no concerns about building height, there are existing buildings on the Macalester campus with similar heights.

Thanks,

Brian Baird
1728 James Ave
Saint Paul, MN 55105

If possible, do not include my address in the public record.

From: Richardson, Mike (CI-StPaul)
To: Sarah Stocco
Cc: Englund, Cherie (CI-StPaul)
Subject: Re: Snelling & St. Clair
Date: Wednesday, May 09, 2018 6:46:11 PM

Hello Ms. Stocco,

Thank you very much for taking the time to give input on the Snelling & St. Clair project. We will forward your email to the Zoning Committee for their consideration.

Best,
Mike

From: Sarah Stocco <yellow.cabin@gmail.com>
Sent: Wednesday, May 9, 2018 11:06:00 AM
To: Richardson, Mike (CI-StPaul)
Subject: Snelling & St. Clair

Hello!

My name is Sarah Stocco, and I am a home owner who lives on Berkeley Avenue between Snelling Avenue and Macalester Street. I am writing in support of the proposed development on the corner of Snelling and St. Clair. I am a direct neighbor of this proposal, and I approve of the move to increase housing density on a major transit corridor. I know many of my neighbors have reservations about this proposal because it "doesn't fit with the character of the neighborhood," but I feel that is very thinly veiled NIMBY-ism. I chose to live in St. Paul because it is a city, and part of living in a city is diversifying the types of housing within EVERY neighborhood, including mine. I also voted for and campaigned for Mayor Carter in part because of his support of making housing a priority, and that is what this proposal helps to do.

I would be lying if I didn't admit that it will feel weird at first to have such a large building on that corner, but we have lived here for seven years with a crappy parking lot and a rundown bakery. It may look different from what we're used to, but it will serve a purpose of increasing housing in St. Paul, and that is something I cannot oppose just because it is in my backyard.

Thank you for your time!

Best to you,
Sarah Stocco
1611 Berkeley Avenue
St. Paul

From: Richardson, Mike (CI-StPaul)
To: Brian C. Martinson
Cc: Englund, Cherie (CI-StPaul)
Subject: Re: Writing in support of the proposed development at St. Clair and Snelling
Date: Wednesday, May 09, 2018 6:47:46 PM

Hello Mr. Martinson,

Thank you very much for taking the time to give your thoughtful input on the Snelling & St. Clair project. We will forward your email to the Zoning Committee for their consideration.

Best,
Mike

From: Brian C. Martinson <brian.c.martinson@gmail.com>
Sent: Wednesday, May 9, 2018 11:08:26 AM
To: Richardson, Mike (CI-StPaul)
Subject: Writing in support of the proposed development at St. Clair and Snelling

Dear Mr. Richardson,

I'm writing as a MGCC Grid 2 Residential Representative to express my support for the proposed new development at the South-East corner of St. Clair and Snelling. I recently had the opportunity to hear the developer review the project at the MGCC Housing and Land Use Committee meeting, and I was impressed with their responsiveness to the reasonable input they received from neighbors. (Not that *all* of the input was reasonable!)

That they have modified their plans to comply with the T3 & T2 zoning at that location and can accomplish their building objectives without requiring any variances is a testament to their flexibility and understanding of the need to work with the City.

Such multi-use housing is desperately needed in St. Paul right now, and that the building will be adjacent to the A-Line BRT is both a boon, and completely consistent with the most recent Comprehensive Plan. My wife and I own a duplex on St. Clair, between Cretin and Finn, for which we recently wanted to determine whether we should be changing the rental rate for a pending tenant turnover. We searched the MLS and Zillow websites to find comparable units for pricing comparisons. We were shocked to see that there were almost *none* actively listed in the Macalaster-Groveland neighborhood. And this is pretty much *high season* for rentals!

I'd like to mention, too, that this building appears designed to fit in very well with the surrounding neighborhood. With the various height adjustments, set-backs on higher levels, increased use of brick-facing, and other features, I'm confident that this building will be a truly valuable addition to our neighborhood. The proposed building aligns well with Macalaster-Groveland's Neighborhood Plan of promoting density along transit corridors.

I am supportive of the de-coupling of parking spaces from the dwelling units themselves. This is definitely a move in the right direction to reduce the subsidization of motor-vehicle ownership. My spouse and I are looking at selling our own SFH within the next couple of

years and planning to move into a Condo that can provide us with single-level living and hopefully allow us to get rid of our car. Of course, we're still going to need space to store our bikes - but even with half a dozen of these, we would need less than the equivalent of one space for a car to park in. It would be nice to find living spaces where we're not having to subsidize car-ownership!

I look forward to seeing this corner of our neighborhood become a similar hub of activity as the recently developed Finn on Cleveland and Highland Parkway.

Thank.

Brian C. Martinson, PhD
MGCC Grid 2 Rep
1943 Princeton Ave

From: Richardson, Mike (CI-StPaul)
To: Englund, Cherie (CI-StPaul); Kelley, Pattie (CI-StPaul)
Subject: Fw: Snelling Saint Clair Redevelopment Plan Vote
Date: Wednesday, May 09, 2018 6:50:07 PM

Hi Pattie -

I'm going to forward these to Cherie and since you replied to them all (I believe), I won't write back to them to confirm.

Thanks!

Mike

From: Kelley, Pattie (CI-StPaul)
Sent: Wednesday, May 9, 2018 12:07 PM
To: Raymond Terrill
Cc: #CI-StPaul_Ward3; Richardson, Mike (CI-StPaul)
Subject: RE: Snelling Saint Clair Redevelopment Plan Vote

Raymond,

Thank you for including Councilmember Tolbert in your email regarding the Snelling Avenue development at St. Clair Avenue. This is being heard before the Zoning Committee tomorrow, Thursday, May 10 at 3:30 in Room 300 of City Hall, 15 W Kellogg Blvd. I have attached that agenda for your information. Thank you again - Pattie

Pattie Kelley
Executive Assistant
Councilmember Tolbert – Ward 3
15 W Kellogg Blvd. – 310-C City Hall
Saint Paul, MN 55102
P: 651-266-8630
pattie.kelley@ci.stpaul.mn.us

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

From: Raymond Terrill [<mailto:raymond.d.terry@icloud.com>]
Sent: Monday, May 07, 2018 9:36 PM
To: mgcc@macgrove.org; #CI-StPaul_Ward3
Subject: Snelling Saint Clair Redevelopment Plan Vote

Dear Macalester Groveland Neighborhood Association Voting Body, concerning the vote this coming Thursday, May 10th. Please vote NO for the current plan as it is out of compliance with the current

zoning specifications for the site. For the following reasons: ONE, the site is two stories higher than zoning requirements dictate. TWO, the design turns its back on the neighborhood. The main floor should be strictly allocated to small neighborhood friendly businesses. THREE, the number of planned parking spaces is inadequate. Current local businesses depend on parking to support their customer base and use the parking lot currently in this location. Four, the parking should be underground. FIVE, there should be more setbacks as the floors progress upward. I would also like to share that every neighbor I have discussed this project with agree they will be very disappointed if the current plan is approved. I and my neighbors were appalled that the prior plan was approved by the the Macalister Groveland Neighborhood Association who voted to approve the previous plan which was much worse than the current one under consideration. Please do vote NO for the current plan. And note no one in this neighborhood is against developing this site. We just want the design to be absolutely in complete compliance with the current zoning specifications. My address is 1534 Sargent Avenue. Best regards.

Raymond D. Terrill

From: Richardson, Mike (CI-StPaul)
To: Englund, Cherie (CI-StPaul)
Cc: Kelley, Pattie (CI-StPaul)
Subject: Fw: St Clair/Snelling Development
Date: Wednesday, May 09, 2018 6:58:05 PM
Attachments: [Zoning Committee Meeting 5-10-18.pdf](#)

From: Kelley, Pattie (CI-StPaul)
Sent: Wednesday, May 9, 2018 12:48 PM
To: Robert Wales
Cc: #CI-StPaul_Ward3; Richardson, Mike (CI-StPaul)
Subject: RE: St Clair/Snelling Development

Robert,

Thank you for including Councilmember Tolbert in your email regarding the Snelling Avenue development at St. Clair Avenue. This is being heard before the Zoning Committee tomorrow, Thursday, May 10 at 3:30 in Room 300 of City Hall, 15 W Kellogg Blvd. I have attached that agenda for your information. Thank you again - Pattie

Pattie Kelley
Executive Assistant
Councilmember Tolbert – Ward 3
15 W Kellogg Blvd. – 310-C City Hall
Saint Paul, MN 55102
P: 651-266-8630
pattie.kelley@ci.stpaul.mn.us



From: Robert Wales [mailto:rawales@gmail.com]
Sent: Wednesday, May 09, 2018 12:45 PM
To: Richardson, Mike (CI-StPaul)
Cc: #CI-StPaul_Ward3
Subject: St Clair/Snelling Development

Good morning.

I am writing to express my encouragement of the development at St. Clair and Snelling. St Paul - and the Twin Cities metro in general - are in desperate need of housing. This area of the city especially is in need of more units where students and the elderly can live along accessible transit routes. This development has been plagued by naysayers and the plans for the building and mixed use have been squashed down from the beginning. The developers - to

their credit - have made concessions to keep the building heights less than they intended (and less than existing buildings) as well as use structural and design techniques in order to complement the neighborhood aesthetics. I hope more projects like this move forward but we need to start with this one.

Thank you,
Robert Wales
1727 Race St
St Paul, MN 55116

St. Paul Zoning Committee
City of Saint Paul
1400 City Hall
Saint Paul, MN 55102

Re: Snelling Avenue Development (18-055-252)

Good afternoon,

My name is Zoë Mullendore and I would like to voice my support for the Conditional Use Permit for the Snelling Avenue Development before you today. I am a St. Paul resident and live at 241 Brimhall Street – a property adjacent to this new development.

In addition to the 118 homes included in the project, which will be a welcome addition to the St. Paul housing stock, this development includes several features that warrant support. Being conscious of community concerns, the developer plans to build an underground parking garage for it's tenants as well as promote active transportation solutions like walking, biking, and transit – including the rapid A Line bus on Snelling Ave. The other amenities the developer plans to include will make this development perfect for the recently redesigned and rezoned Snelling Avenue corridor.

As a resident of the neighborhood, I am excited to see the property redeveloped. I walk my dog past this vacant land every day and would love to see a livelier atmosphere occur in the area. I also welcome additions to the neighborhood's first floor retail supply as I like to do my shopping within walking distance of my home.

I understand this property has been suitable for redevelopment for several years and am confident this project will further add to the rich diversity of residential, commercial, and retail already in the Snelling/St. Clair area. I encourage you to approve its application today.

Thank you,

Zoë Mullendore

May 7, 2018

Dear Mr. Richardson,

We are unable to attend the St. Paul Planning Commission Zoning Committee Public Hearing about the Snelling Avenue Development on May 10, 2018, so we are writing this letter in order for our voice to be heard. Please make this letter part of the public record for the hearing.

This letter is to express our opposition to and concerns about the newly proposed development at 246-258 Snelling Avenue.

We have lived at 261 Brimhall Street for 14 years and our property directly abuts the proposed development. We support the area being redeveloped, since it has certainly become more blighted in the years since we have lived here. However, this current proposal is disrespectful and insulting to those of us who have invested our money and time into a neighborhood and street that has a small-town, neighborhood feel. It is also frustrating that we (and many others) already have spent a lot of time and energy in the past one and a half years discussing why we were opposed to the previous LaCesse development, and how it could be improved so that there is more support, only to now be faced with a similar proposal.

We strongly urge you to deny all components of the requested Conditional Use Permit (CUP) for the building height, including: 1) At the north wall in the T3 zoning district: proposed building height is 68'4" for a CUP request of 13'4" 2) At the south end of the east wall in the T2 zoning district: proposed building height is 47' for a CUP request of 4'8" and 3) At the east end of the south wall in the T2 zoning district: proposed building height is 47' for a CUP request of 6'.

We are opposed to this development for various reasons:

1. Height and scale. (too tall and out of scale) Even with setbacks, the 6-story building would unpleasantly loom and be quite overbearing. The development dwarfs our house (and others) and blocks the view of the sky. This building proposal is still too dense and massive - it is not within reasonable scale. It is extreme and imposing.
2. Little neighborhood support. Most of comments about this proposed development (and the previous one – LaCesse) have been negative, particularly relating to the height and scale (too tall and out of scale). We were hopeful that a new proposal would have considered our (and our neighbors') feedback and propose a building that was shorter and of smaller scale. That did not happen. It seems like we were not listened to last time, since this new proposal is not much better.
3. Parking: already, there are many times when we or our visitors cannot even park anywhere on our block or even within 2 blocks of where we live. If you give us resident-only permit parking on Brimhall Street, that would satisfy my concern about parking.
4. Traffic: There is already traffic congestion at the corner of Snelling/St. Clair. There is already increased traffic (and speeds) on Brimhall Street due to people wanting to avoid the congested Snelling/St Claire intersection. When the soccer stadium is completed and the former Ford plant is redeveloped, traffic will only get worse. Our alleyway is already busy,

and it is sometimes difficult to get in and out. This development will make that worse. Traffic impact studies have not been comprehensive enough about impact on side streets and have not done enough measurements of times and days where Snelling and St. Clair. The dates and times that traffic was measured and studied were just not a good overview of what traffic is really like. Please go back and redo with more realistic dates and time of day in order to get a more accurate picture.

5. Shadows: It is clear in the shadow study that we would be the most impacted in the entire neighborhood. The building would block the sun most of the time. We would lose most of our wonderful natural light.
6. Privacy: With six stories, we are worried about privacy. We do not want people in the building to be able to look down into our house and our backyard. We have a fenced-in backyard because we want privacy in our own home and backyard. As proposed, residents in the building can peer down into local yards and windows.
7. Noise: There will be increased noise pollution from this high-density development in such a small space. There will also be extra noise from residents whose apartments face our backyard.
8. View: It will totally block our views from our backyard. Right now, we can see trees, the sky, etc. At night, we enjoy seeing the evening sky, moon, and stars. It's wonderful to be able to see these even from the middle of the city. Soon, we will only see a building. And, there will be too much light pollution to see the night sky.
9. Housing values: For our home, and the homes on our block, that would back up onto the building, our housing values would decrease. Perhaps values of homes farther away would increase, but certainly not those of us who are closest.
10. Safety: With increased traffic, we worry about the safety of our children and all people walking in the neighborhood. It is already difficult to cross the street and even the alleyway.
11. Character and ambience: This proposed building decreases the charm, appeal, attractiveness, quality, and mood of our neighborhood environment.

We actually support higher density growth on Snelling, but not at the expense of the neighborhood and the current families who live here and pay high taxes. This development should not be a burden to the neighborhood, streets, and the people who already live.

It is important to note that the people in Mac-Grove (and Highland Park) who support this are not the ones who are directly impacted. They do not live right next to the proposed building.

Even with much more scaling back in the rear, this current building proposal is just too tall. Please consider a 3-story building. This is what we would support and be excited about. Many of the neighbors have expressed the same sentiment.

Thank you,
Robert Lee and Lisa Quinn-Lee
261 Brimhall Street, St. Paul
lisaquinnlee@gmail.com

From: edhlund
To: Richardson, Mike (CI-StPaul)
Cc: Tolbert, Chris (CI-StPaul); Kelley, Pattie (CI-StPaul); Englund, Cherie (CI-StPaul)
Subject: Re: Proposed Building St. Clair & Snelling
Date: Wednesday, May 09, 2018 7:24:12 PM

Our address is 1573 Sargent Avenue.
Bonnie and Russ Edhlund

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Richardson, Mike (CI-StPaul)" <mike.richardson@ci.stpaul.mn.us>
Date: 5/9/18 7:04 PM (GMT-06:00)
To: edhlund@comcast.net
Cc: "Tolbert, Chris (CI-StPaul)" <chris.tolbert@ci.stpaul.mn.us>, "Kelley, Pattie (CI-StPaul)" <pattie.kelley@ci.stpaul.mn.us>, "Englund, Cherie (CI-StPaul)" <cherie.englund@ci.stpaul.mn.us>
Subject: Re: Proposed Building St. Clair & Snelling

Hello Mr. and Mrs. Edhlund,

My name is Mike Richardson and I'm the planner assigned to the Snelling and St. Clair zoning case. The Ward 3 Office forwarded your email to me. Thank you very much for taking the time to give input. However, before we can forward your email to the Zoning Committee for their consideration and include it in the public record, we need a street address. Please provide that and we'll distribute your message to the Committee.

Best Regards,
Mike Richardson

From: edhlund@comcast.net <edhlund@comcast.net>
Sent: Wednesday, May 9, 2018 1:13:41 PM
To: Kelley, Pattie (CI-StPaul)
Cc: Richardson, Mike (CI-StPaul); Tolbert, Chris (CI-StPaul)
Subject: RE: Proposed Building St. Clair & Snelling

Pattie,
Thank you for this information although we are unable to attend this meeting. We are still opposed to the height of the proposed building. We want to be sure our concerns are recognized. This belongs somewhere else and not on this corner of Snelling & St. Clair Ave. We already have daily cars parking on our street of Sargent Ave. from the employees of the businesses on Snelling. Animal Medical, (employees & Customers) Carmelo's customers and The St. Paul Corner Drug customers. We also have people who attend Macalester college on

certain days. That would only add more people from that size of a building.
Thank you.
Russell & Bonnie Edhlund

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Mike Mason](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: Re: Snelling & St. Clair
Date: Wednesday, May 09, 2018 7:27:50 PM

Thank you, Mr. Mason.

From: Mike Mason <mike.masonstp@gmail.com>
Sent: Wednesday, May 9, 2018 4:48:46 PM
To: Richardson, Mike (CI-StPaul)
Subject: Re: Snelling & St. Clair

My address is
1262 Avon Street North
Saint Paul, MN 55117

Thank you,

Mike Mason

> On May 9, 2018, at 2:45 PM, Richardson, Mike (CI-StPaul) <mike.richardson@ci.stpaul.mn.us>
> wrote:
>
> Hello Mr. Mason,
>
> Thanks very much for taking the time to provide your input regarding the Snelling & St. Clair
> project. Before we can include this in the public record, however, we need your address please.
>
> Once you provide that, we'll include this in the packet for consideration by the Zoning Committee.
>
> Best,
>
> Mike Richardson
> City Planner
> Planning & Economic Development
> 25 W. 4th St., Suite 1400
> Saint Paul, MN 55102
> P: 651-266-6621
> mike.richardson@ci.stpaul.mn.us
>
>
>
>
> -----Original Message-----
> From: Mike Mason [<mailto:mike.masonstp@gmail.com>]
> Sent: Tuesday, May 08, 2018 7:16 PM
> To: Richardson, Mike (CI-StPaul)
> Subject: Snelling & St. Clair
>
> Dear Mr. Richardson
>

- > I'm writing in support of the development at Snelling and St. Clair.
- >
- > As a resident of the city, and as a graduate of Macalester, I am happy and proud to be a homeowner in Saint Paul. This development helps to increase the cities housing numbers at a critical time of housing shortages in Saint Paul.
- >
- > In addition, the location on a transit corridor is great for those joining our wonderful city with many options to move about the city and all we have to offer in Saint Paul.
- >
- > Lastly, I'm happy to hear that the design of this development is incorporating color and elements from Macalester to be a part of the community in Mac-Groveland.
- >
- > Please feel free to contact me if you have any questions.
- >
- > Mike Mason
- > Cell 612-669-2978

From: Edgerton, Dan
To: Richardson, Mike (CI-StPaul); Englund, Cherie (CI-StPaul)
Subject: Fwd: Building of apartments
Date: Wednesday, May 09, 2018 8:10:25 PM

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From: Diane Penn <penndiane@hotmail.com>

Sent: Wednesday, May 9, 2018 7:56:51 PM

To: cedrick.baker@gmail.com; adejoy@esndc.org; Edgerton, Dan; blindeke@gmail.com; christopher.james.ochs@gmail.com; ecr@trios-llc.com; Jeff.risberg@gmail.com; tthao@nexuscp.org; wendyLunderwood@gmail.com; ewojchik@hotmail.com

Subject: Building of apartments

Hello, I am writing to express my concern about the proposed 6 story apartment building at St. Clair and Snelling. I have lived in this neighborhood since 1977. This neighborhood is over 3/4 single family dwellings and this size building does not fit with the neighborhood. Also the parking (which is already maxed out) will be horrible. I find I have to begin to think of alternative ways to navigate the neighborhood and get to work. I do not understand why it seems you are not listening to the needs of those of us who live in this wonderful area of St. Paul.. Please do not allow anything over 4 stories. Thank You, Diane Penn 417 Saratoga St. S. St. Paul, MN 55105 (651-699-5831)

Sent from my iPad

From: j.w.osen@centurylink.net
To: [Richardson, Mike \(CI-StPaul\)](#); [Richardson, Mike \(CI-StPaul\)](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: Re: Address Required for Snelling & St. Clair Project
Date: Wednesday, May 09, 2018 8:29:13 PM

John Osen
1545 Goodrich Avenue
St. Paul, MN 55105
651-690-0186

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On Wed, May 9, 2018 at 10:20 AM -0500, "Richardson, Mike (CI-StPaul)"
<mike.richardson@ci.stpaul.mn.us> wrote:

Hello,

You're receiving this email because you've submitted a comment for the CUP application at Snelling & St. Clair via MGCC, but did not provide an address in at least one of your letters, which is a requirement for inclusion in the public record. You may have submitted another comment with your address, and if so, that particular letter will be included. Please **reply all** to this email with your name and address and we will submit your input to the Zoning Committee for their consideration.

Please do so before 3:00 PM on Thursday, May 10 to ensure it is included in the packet.

Regards,



Mike Richardson
City Planner
Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102
P: 651-266-6621
mike.richardson@ci.stpaul.mn.us

The Most Livable
City in America



Making Saint Paul the Most Livable City in America

From: [Bell, Marsha R](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Cc: [aquanettaa@gmail.com](#); [adejoy@esndc.org](#); [Dan.edgerton@stantec.com](#); [blindeke@gmail.com](#); [cedrick.baker@gmail.com](#); [jeff.risberg@gmail.com](#); [christopher.james.ochs@gmail.com](#); [oliv0082@gmail.com](#); [perryman@csp.edu](#); [ecr@trios-llc.com](#); [tthao@nexuscp.org](#); [wendylunderwood@gmail.com](#); [Drummond, Donna \(CI-StPaul\)](#); [Butler, Sonja \(CI-StPaul\)](#); [Anderson, Tia \(CI-StPaul\)](#); [Tolbert, Chris \(CI-StPaul\)](#)
Subject: Important: St. Clair and Snelling Ave. Development - TK: Development
Date: Wednesday, May 09, 2018 10:00:11 PM
Importance: High

Hello Ms. Englund,

I would greatly appreciate it if you could please forward this email/letter prior to Thursday, May 10 public hearing, to any member of the Zoning Committee and Planning Committee that I may have not listed above. This document is submitted to be part of the public record.

Thank you very much - Marsha Bell

May 9, 2018

To: Members of the Zoning Committee and Planning Committee

This document is to inform you that I strongly OPPOSE the TJL Development/James LaValle request for a Conditional Use Permit for their development at St. Clair Avenue and Highway 51/Snelling Avenue.

Last year the height and structure of the building on that corner by a different developer was discussed and there were many concerns from those who live in the neighborhood and others living in the surrounding area. I am extremely disappointed that a pedestrian safety study, a traffic safety study, an air quality safety study, and a shadow study by REPUTABLE, INDEPENDENT companies were not completed last year or this year (in the summer/fall and during the winter months) in order to have the information needed in advance to make an accurate decision on the development for this corner. It is shocking that the SAFETY of the children/families/students/visitors as well as those driving in this area has not been a PRIORITY item on any committee's agenda. It certainly looks like many are more concerned about how much a developer will make or not make depending on the height of the building rather than focusing on how this affects the families/residents and current businesses, how it will reduce the value of their property, decrease normal sunlight, and increase cars parking in neighborhoods that already have this problem with Macalester events and their students.

The entrance/exits are dangerously located on Hwy 51 and St. Clair Avenue which is already a very busy intersection with many cars, trucks and the bus lines plus pedestrians which include children/students on bikes and walking. I looked at 5-6 story buildings in St. Paul and Mpls – the entrances/exits were not on a state highway or busy intersection – there was a good reason not to do this. Traffic continues to increase and it will not be declining with the Highland area development and the new stadium. There have been too many times where an accident almost happened due to pedestrians who are busy looking at their phones, not paying attention and are crossing wherever they want to and not watching the traffic. With an increase of cars/trucks which slows the traffic, sometimes to a standstill, people get anxious to get to their destination thus increasing the chance of accidents.

Are committee members considering how the TJL/Lavelle Development will affect the welfare of the dedicated families and businesses that have been in this neighborhood for years – these families chose their house/business because they loved the neighborhood. This development does not compliment the neighborhood and surrounding properties – it's too large. I hope all of you have taken the time to drive to this area, stand in the backyard of any of these 1 – 1 ½ story homes, and FOCUS on what it would be like to have a giant building in these St. Paul resident's backyards – with very little area between their property and the TJL Development. Look HIGH in the sky and imagine the 5-6 story building and also be sure to think about the vast number of STRANGERS (apartment residents and their friends) that will be looking down at these families/children who are trying to enjoy their backyards – actually the people in their apartments will most likely be able to see in the windows of neighborhood homes, thus losing more privacy. There is also the problem of the extra noise that will

occur due to residents and their friends who are on their patios and/or balconies. Problems with parking – yes, there will be more problems with not only the tenants but also the residents' visitors and customers at retail businesses! It should be noted that this neighborhood and the surrounding neighborhoods already have MANY extra vehicles on their streets when there is an event at Macalester and during their school year! The winter months are even worse with the added ice and snow plus the snow removal restrictions, an increased number of accidents and many students that are stuck on neighborhood streets with no shovels, etc.

I have lived in this area for over 30 years – we chose it because of the character of the neighborhoods in St. Paul (lived in Mpls/St. Louis Park prior to moving to St Paul). People from other cities/states are aware that St Paul neighborhoods are unique – a gem – we need to keep them. As stated previously, this development does not compliment the area and increases safety problems/issues.

As noted above, I oppose the proposed development. It is a risk to the city to not have all the safety studies completed prior to a development, especially on this section of Hwy 51/Snelling and St. Clair Ave. A 3-4 story building on that particular part of Hwy 51 would be more favorable reducing traffic congestion and increasing the safety in the area. Please vote NO to the TJL/LaValle request for a Conditional Use Permit.

Thank you,

Marsha Bell
1548 Goodrich Ave
St Paul, MN 55105



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From: Philip Jacobs
To: Englund, Cherie (CI-StPaul)
Cc: #CI-StPaul_Ward3
Subject: re: Conditional Use Permit for Saint Clair and Snelling Avenues; May 10 Meeting
Date: Wednesday, May 09, 2018 10:22:41 PM

Ms. Englund,

I am unable to attend the meeting on May 10 due to a scheduling conflict with work. Please forward these comments to members of the Zoning Committee and Planning Commission, and enter them in the record of public comment.

I am opposed to the conditional use permit requested for this development, seeking additional height.

The recently approved zoning changes for this area already allow for building heights and densities which are out of character with the existing neighborhood of single family homes, and 2 to 3 story apartment or mixed use buildings which are found up and down Snelling Avenue, and along Grand Avenue, Portland Avenue, etc. Why does this project need to exceed even those new standards?

When Macalester College replaced their athletic building several years ago with a much taller structure, the increased winter shadows were immediately noticeable; the sun appears to set at least a half hour earlier at our house to the east. This same factor will apply to all of the homes east of this development.

Traffic along Snelling Avenue is already consistently heavy, especially at the nearby Grand Avenue and Selby Avenue exchanges. Living adjacent to a busy state highway, we already have full-sized semi-trucks/trailers driving down our residential street on a daily basis to avoid this congestion, and have been working with our City Council Representative for months to try and deter them from taking short cuts down our asphalt alley to serve local businesses.

This type of traffic causes excessive wear on our residential streets and creates safety hazards for residents and children who walk in this neighborhood. Just this afternoon another cyclist was killed in local traffic.

The medians along Snelling, combined with the A-Line BRT route, the college, and local churches, have pushed business, student, and employee parking onto our adjacent residential streets, making it hard for us or our guests to park in front of our homes, let alone with the addition of new businesses or high density housing, or once the new MLS stadium is completed.

I am also concerned about 'micro-apartments' and 'alcove apartments' and reductions in parking requirements, which seem to fly in the face of adequate living spaces and responsible development features that we fought so hard to maintain in past years.

The function of city government should be to insure livability for its residents, not to pursue development for the sake of development. We should not be rushing to create the problems that other cities have. We should not be concentrating development in limited areas for short term economic gain, but rather providing incentives to spread that density out so that greater portions of the city develop the same traits that make others areas attractive in the first place.

The additional height requested is out of character with the surrounding uses and will create hazards and nuisances that affect livability in the adjacent neighborhoods.

Philip Jacobs
1557 Goodrich Avenue
Saint Paul, Minnesota 55105

From: [Edgerton, Dan](#)
To: [Richardson, Mike \(CI-StPaul\)](#); [Englund, Cherie \(CI-StPaul\)](#)
Subject: Fwd: Please DENY TJL Development's CUP application
Date: Wednesday, May 09, 2018 9:49:38 PM

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From: John Osen <j.w.osen@centurylink.net>
Sent: Wednesday, May 9, 2018 9:44:50 PM
To: aquanettaa@gmail.com; adejoy@esndc.org; Edgerton, Dan; blindeke@gmail.com; cedrick.baker@gmail.com; jeff.risberg@gmail.com; christopher.james.ochs@gmail.com; oliv0082@gmail.com; perryman@csp.edu; ecr@trios-llc.com; tthao@nexuscpc.org; wendyLunderwood@gmail.com; donna.drummond@ci.stpaul.mn.us; sonja.butler@ci.stpaul.mn.us; tia.anderson@ci.stpaul.mn.us; chris.tolbert@ci.stpaul.mn.us
Subject: Please DENY TJL Development's CUP application

Members of the Saint Paul Planning Commission,

Please DENY TJL Development's CUP application.

I was driving through the warehouse district in Minneapolis this weekend. I saw this six story housing complex. It was new. It had balconies. It fit in with the other adjacent 4-8 story buildings.

The proposed six story building was so similar to the proposed drawings for the corner of St. Clair and Snelling.

But this is not the warehouse district of Minneapolis. It is South Snelling kitty corner from Macalester. For almost a mile around there are at most three story buildings. The biggest building I see is the new five story building on Selby and Snelling, the Vintage.

I understand that a CUP is required so the community can review the plan on a number of points. One of those points is: Does it fit into neighborhood? This will be twice the height as any nearby building.

A six story building does not fit into this neighborhood. Would a six foot kindergartener blend into a kindergarten class? If you tried to fit a stretched limo into any of our garages, would it fit? Twice as big is way out of norm.

Even a five story building does not fit into this neighborhood. It will still likely provide close to 100 new rental units. That is a big number for a quarter of a block in a mainly single family home neighborhood.

Please limit this building to five stories by denying the CUP.

Regards,
John Osen
1545 Goodrich Avenue
St. Paul, MN 55105

From: [Butler, Sonja \(CI-StPaul\)](#)
To: [Thompson, Lucy \(CI-StPaul\)](#); [Englund, Cherie \(CI-StPaul\)](#); [Torstenson, Allan \(CI-StPaul\)](#); [Richardson, Mike \(CI-StPaul\)](#)
Subject: FW: Snelling/St. Clair Zoning Hearing, May 10, 2018
Date: Thursday, May 10, 2018 8:18:01 AM

From: RAYMOND TERRILL [mailto:raymond.d.terrill@msn.com]
Sent: Wednesday, May 09, 2018 3:41 PM
To: [aquanettaa@gmail.com](#); [cedrick.baker@gmail.com](#); [adejoy@esndc.org](#); [dan.edgerton@santec.com](#); [blindeke@gmail.com](#); [christopher.james.ochs@gmail.com](#); [oliv0082@gmail.com](#); [perryman@csp.edu](#); [ecr@trios-llc.com](#); [wendylunderwood@gmail.com](#); [jeff.risberg@gmail.com](#); [tthao@nexusscp.org](#); [ewojchik@hotmail.com](#); Drummond, Donna (CI-StPaul); Butler, Sonja (CI-StPaul)
Subject: RE: Snelling/St. Clair Zoning Hearing, May 10, 2018

Dear Saint Paul Planning Commissioners,

My name is **Raymond Terrill, homeowner at 1534 Sargent Avenue, Saint Paul, MN 55105**, cell phone number 612-275-5602.

I am making every effort to attend the Zoning Hearing on May 10, 2018, and also wish to express my thoughts in writing concerning the pending Snelling / St. Clair Development Project.

I wish to urge the voting body to **NOT Extend Approval of the CUP Two Additional Stories Height Request** beyond the current zoning specifications outlined for this Snelling / St. Clair site for the following reasons:

1.) A six-story building is not compatible with the character of my neighborhood nor existing buildings located at the Snelling / St. Clair intersection. The building will tower over the homes and businesses located in the immediate vicinity producing long shadows and reducing privacy. **This is my major concern. I urge the Planning Commissioners to force property developers to stay in compliance with the current zoning standards.** I can only think of two or three apartment buildings that are six stories tall. These buildings are located along the University Green line corridor. This sets a dangerous precedent for future development projects. **Why do we go to the trouble to craft new zoning specifications and then immediately approve deviance from a well conceived plan?**

2.) I also feel the current development design is lacking in integrity because:

- * The street level floor turns its back on the streetscape. The main floor should be strictly allocated to small businesses that nurture the neighborhood.

- * Parking is grossly inadequate and does not support the needs of current businesses located at this intersection. Parking needs to be underground, not street level. Parking on the street level diminishes the ability to promote community at street level. Customers frequenting current businesses at this intersection will be forced to park on nearby residential streets. Parking on residential streets is already an issue due to Mcalester College sporting and cultural events, as well as commuters who park here daily to take advantage of commuting via the A Line and inter-connection to the Green Line.

- * The design must include more setbacks as each floor progresses upward to soften the effect of such a tall building.

NOTE: I am not against development, but do feel that compliance with the current zoning specifications is the best path forward.

PS: I have also expressed my concerns to my council member **Chris Tolbert**.

Thanks for your time to consider my thoughts concerning this development project.

Best regards,

Raymond D. Terrill, homeowner 1534 Sargent Avenue, Saint Paul.

From: Carrie Bittner
To: Englund, Cherie (CI-StPaul)
Subject: Zoning concerns
Date: Thursday, May 10, 2018 8:30:16 AM

Ms. Englund,
Please forward this to the members fo the Zoning Committee and Planning Commission.
Thank you
Carrie Bittner

To the members of the Committee and Commission :

I am once again writing to ask for your consideration and attention to yet another attack on the character and fabric our community.
Another developer has asked for and is currently receiving, permission to build a building that is OUT OF PLACE and CHARACTER with the surrounding community. There are many reason s given by developers that they say necessitate the granting of special considerations for their developments, but I think the most important voice shouldn't be outside developers and even previous planners who had and have no current awareness of the needs and structures of our neighborhoods, but the community in which tthe development is being proposed. The bottom line should be logical, appropriate development that honors the surrounding community in both physical and verbal needs.

Looking back at previous variances and developments that went against the current structure, wishes, character and development of a community, they were often set up to allow more of the same in the future. We fight over and over to retain the character of our communities, but all it takes is one developer to "win" and that seems to negate all of the community voice and struggle that has gone before. How is that ok? Why are money and developers more important than the current (and in many cases residents with long histories in the area) communitie's wishes? We want a mix of housing options, we want to create common spaces where we can meet and greet our neighbors, we want affordable housing that puts home ownership and all that comes with it in reach of more families. What we want is to be heard and respected. What we don't want is to be crowded out, blocked out, and tuned out.

If you are more inclined to quantitative vs qualitative arguements. please consider these two facts:

- The character of development in this area is 77% single family residential, and a six story building would be ***detrimental to the character of development in the neighborhood. (This is one of the conditions that must be met under CUP--the development must not be detrimental to the character of development in the neighborhood).***
- The majority of new, high-density developments in the area are three, four or five stories, not six. How is it that other developers can make it financially feasible to build a more reasonably sized building with buffer

space for neighbors?

Please reconsider your decision on the height allowances on the current project and those going forward. Please honor the struggle and wishes of the community members that love and inhabit these neighborhoods.

Sincerely,
Carrie Bittner
1496 Laurel Ave
St. Paul, MN. 55104

From: [Richardson, Mike \(CI-StPaul\)](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Cc: [Kelley, Pattie \(CI-StPaul\)](#)
Subject: Fw: Snelling St. Clair proposed development
Date: Thursday, May 10, 2018 9:24:08 AM
Attachments: [Zoning Committee Meeting 5-10-18.pdf](#)

From: Kelley, Pattie (CI-StPaul)
Sent: Thursday, May 10, 2018 7:57 AM
To: kathychilders@comcast.net
Cc: #CI-StPaul_Ward3; Richardson, Mike (CI-StPaul)
Subject: RE: Snelling St. Clair proposed development

Kathy and Steve,

Thank you for including Councilmember Tolbert in your email to members of the Planning Commission. The Snelling/St. Clair project is being heard before the Zoning Committee today at 3:30 pm. in Room 300 of City Hall, 15 Kellogg Blvd. W., and I have attached the agenda for your information. Thank you again. Pattie

Pattie Kelley
Executive Assistant
Councilmember Tolbert – Ward 3
15 W Kellogg Blvd. – 310-C City Hall
Saint Paul, MN 55102
P: 651-266-8630
pattie.kelley@ci.stpaul.mn.us



From: kathychilders@comcast.net [mailto:kathychilders@comcast.net]
Sent: Wednesday, May 09, 2018 10:44 PM
To: aquanettaa@gmail.com; adejoy@esndc.org; Dan edgerton; blindeke@gmail.com; cedrick baker; jeff risberg; christopher james ochs; oliv0082@gmail.com; perryman@csp.edu; ecr@trios-llc.com; tthao@nexuscp.org; wendyLunderwood@gmail.com; Drummond, Donna (CI-StPaul); Butler, Sonja (CI-StPaul); Anderson, Tia (CI-StPaul); Tolbert, Chris (CI-StPaul)
Cc: Richardson, Mike (CI-StPaul); McMahon, Melanie (CI-StPaul)
Subject: Snelling St. Clair proposed development

The Saint Paul Zoning Committee of the Saint Paul Planning Commission will vote on May 10 to approve or deny a Conditional Use Permit (CUP) for the TJL-LaValle Development planned for 246-252-258 Snelling Avenue S. The CUP application requests additional heights for three buildings at the site, beyond the T3 (55') and T2 (35') heights negotiated with

neighbors in 2017.

Please DENY TJL Development's CUP application.

I am very disheartened by the way this developer's request for a CUP (for additional height) has been handled so far. Specifics were not available for review by the Macalester Groveland Housing and Land Use Committee (MGHLUC) **UNTIL THE DAY OF THE VOTE**, April 25. Nonetheless, the MGHLUC voted -- in haste -- to approve the CUP, despite vocal neighborhood opposition.

This neighborhood worked in good faith with City leaders last year on the Snelling Avenue South Zoning Study wherein T3 zoning was approved for the Snelling St Clair southeast corner (55') and T2 (35') was approved for mid-block. Now, automatically it seems, the developer has requested a CUP for additional height, at least **3x the height of other buildings at this intersection and 5x the height of single family homes this property would overlook.** The TJL-LaValle proposal also includes 2nd floor patios facing Snelling Avenue S and a fitness center on the first floor. **By including these amenities for tenants, additional building height is being requested. This comes at the expense of neighborhood homes and businesses.**

I welcome change at the blighted St Clair/Snelling intersection--i.e., an architecturally interesting, pedestrian-friendly new development, within a height and scale that complements the neighborhood and properties nearby. I strongly oppose TJL-LaValle's request for added height. The project does not align with the City's own Housing Chapter of the Comprehensive Plan, a major strategy of which is to "Promote and Preserve Established Neighborhoods." As currently proposed, I oppose the project as "the use WILL IMPEDE orderly development and improvement of surrounding property... and WILL BE detrimental to the existing character of the neighborhood and endanger the public health safety and general welfare."

- **Heights of 68' (equal to six stories) and 47' will impact the sunlight and privacy of adjacent single story neighborhood homes, immediately to the east. This will radically interfere with residents' quality of life.**
- **Over 100 additional cars at this intersection will cause traffic congestion and result in parking issues on adjacent streets, limiting parking options for current homeowners and neighboring businesses. No Traffic Study has been done, nor is one planned at this time.**
- **Pedestrian safety, increased exhaust and noise due to 118 new apartments on this corner are public health concerns no one has yet addressed.**
- **The added height and massive design will be detrimental to the existing character of the immediate neighborhood and negatively affect property values.**

- **The project is not geared toward alleviating St Paul's perceived rental property shortage. Rather, the preponderance of 1-bedroom units is clearly designed to help mitigate Macalester College's chronic student housing shortage.**

PLEASE VOTE NO to the TJL/LaValle request for a Conditional Use Permit.

Thank you for your careful consideration. The long-term health, safety and quality of life of this neighborhood depends on you and your thoughtful decision May 10.

I appreciate in advance your inclusion of this letter with other feedback received regarding this project in general, and with letters received per the Zoning Committee's planned vote May 10.

Respectfully,
Kathy Childers/Steve Lehman
351 Warwick Street
St. Paul, MN 55105

From: Thompson, Lucy (CI-StPaul)
To: Richardson, Mike (CI-StPaul); Englund, Cherie (CI-StPaul); Butler, Sonja (CI-StPaul)
Subject: FW: Proposed Development at Snelling/St. Clair
Date: Thursday, May 10, 2018 12:13:02 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)



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City in America

Lucy Thompson

Interim Planning Director

Department of Planning & Economic Development

25 W. 4th Street, Suite 1300

Saint Paul, MN 55102

P: 651.266.6578

lucy.thompson@ci.stpaul.mn.us



Resilience. Innovation. Equity.

From: Steven Hegranes [<mailto:sphegranes@gmail.com>]
Sent: Thursday, May 10, 2018 12:09 PM
To: Thompson, Lucy (CI-StPaul)
Subject: Fwd: Proposed Development at Snelling/St. Clair

Begin forwarded message:

From: Steven Hegranes <sphegranes@gmail.com>
Subject: Proposed Development at Snelling/St. Clair
Date: May 10, 2018 at 12:06:33 PM CDT
To: "aquanettaa@gmail.com" <aquanettaa@gmail.com>, "cedrick.baker@gmail.com" <cedrick.baker@gmail.com>, "adejoy@esndc.org" <adejoy@esndc.org>, "dan.edgerton@santec.com" <dan.edgerton@santec.com>, "blindeke@gmail.com" <blindeke@gmail.com>, "christopher.james.ochs@gmail.com" <christopher.james.ochs@gmail.com>, "oliv0082@gmail.com" <oliv0082@gmail.com>, "perryman@csp.edu" <perryman@csp.edu>, "ecr@trios-llc.com" <ecr@trios-llc.com>, "wendylunderwood@gmail.com" <wendylunderwood@gmail.com>, "jeff.risberg@gmail.com" <jeff.risberg@gmail.com>, "tthao@nexusscp.org" <tthao@nexusscp.org>, "ewojchik@hotmail.com" <ewojchik@hotmail.com>, "donna.drummond@ci.stpaul.mn.us" <donna.drummond@ci.stpaul.mn.us>, "sonja.butler@ci.stpaul.mn.us" <sonja.butler@ci.stpaul.mn.us>

Dear Saint Paul Planning Commissioners,

I am a homeowner at 1532 Sargent Avenue, just one block from the proposed development.

I am making every effort to attend the Zoning Hearing on May 10, 2018, and also wish to express my thoughts in writing concerning the pending Snelling / St. Clair Development Project.

I wish to urge the voting body to **NOT Extend Approval of the CUP Two Additional Stories Height Request** beyond the current zoning specifications outlined for this Snelling / St. Clair site for the following reasons:

1.) A six-story building is not compatible with the character of my neighborhood nor existing buildings located at the Snelling / St. Clair intersection. The building will tower over the homes and businesses located in the immediate vicinity producing long shadows and reducing privacy. **This is my major concern. I urge the Planning Commissioners to force property developers to stay in compliance with the current zoning standards.** I can only think of two or or three apartment buildings that are six stories tall. These buildings are located along the University Green line corridor. This sets a dangerous precedent for future development projects. **Why do we go to the trouble to craft new zoning specifications and then immediately approve deviance from a well conceived plan?**

2.) I also feel the current development design is lacking in integrity because:

* The street level floor turns its back on the streetscape. The main floor should be strictly allocated to small businesses that nurture the neighborhood.

* Parking is grossly inadequate and does not support the needs of current businesses located at this intersection. Parking needs to be underground, not street level. Parking on the street level diminishes the ability to promote community at street level. Customers frequenting current businesses at this intersection will be forced to park on nearby residential streets. Parking on residential streets is already an issue due to Mcalester College sporting and cultural events, as well as commuters who park here daily to take advantage of commuting via the A Line and inter-connection to the Green Line.

* The design must include more setbacks as each floor progresses upward to soften the effect of such a tall building.

NOTE: I am not against development, but do feel that compliance with the current zoning specifications is the best path forward.

PS: I have also expressed my concerns to my council member **Chris Tolbert**.

Thanks for your time to consider my thoughts concerning this development project.

Best regards,

Steven P. Hegranes

1532 Sargent Ave
Saint Paul MN 55105

(651)485-4496

From: Thompson, Lucy (CI-StPaul)
To: Richardson, Mike (CI-StPaul); Englund, Cherie (CI-StPaul); Butler, Sonja (CI-StPaul)
Subject: FW: Proposed Development at Snelling/St. Clair
Date: Thursday, May 10, 2018 12:13:02 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)



Lucy Thompson

Interim Planning Director

Department of Planning & Economic Development

25 W. 4th Street, Suite 1300

Saint Paul, MN 55102

P: 651.266.6578

lucy.thompson@ci.stpaul.mn.us

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Sent: Thursday, May 10, 2018 12:09 PM
To: Thompson, Lucy (CI-StPaul)
Subject: Fwd: Proposed Development at Snelling/St. Clair

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From: Steven Hegranes <sphegranes@gmail.com>
Subject: Proposed Development at Snelling/St. Clair
Date: May 10, 2018 at 12:06:33 PM CDT
To: "aquanettaa@gmail.com" <aquanettaa@gmail.com>, "cedrick.baker@gmail.com" <cedrick.baker@gmail.com>, "adejoy@esndc.org" <adejoy@esndc.org>, "dan.edgerton@santec.com" <dan.edgerton@santec.com>, "blindeke@gmail.com" <blindeke@gmail.com>, "christopher.james.ochs@gmail.com" <christopher.james.ochs@gmail.com>, "oliv0082@gmail.com" <oliv0082@gmail.com>, "perryman@csp.edu" <perryman@csp.edu>, "ecr@trios-llc.com" <ecr@trios-llc.com>, "wendylunderwood@gmail.com" <wendylunderwood@gmail.com>, "jeff.risberg@gmail.com" <jeff.risberg@gmail.com>, "tthao@nexusscp.org" <tthao@nexusscp.org>, "ewojchik@hotmail.com" <ewojchik@hotmail.com>, "donna.drummond@ci.stpaul.mn.us" <donna.drummond@ci.stpaul.mn.us>, "sonja.butler@ci.stpaul.mn.us" <sonja.butler@ci.stpaul.mn.us>

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NOTE: I am not against development, but do feel that compliance with the current zoning specifications is the best path forward.

PS: I have also expressed my concerns to my council member **Chris Tolbert**.

Thanks for your time to consider my thoughts concerning this development project.

Best regards,

Steven P. Hegranes

1532 Sargent Ave
Saint Paul MN 55105

(651)485-4496

From: [Tyler Johnson](#)
To: [Richardson, Mike \(CI-StPaul\)](#)
Cc: [Englund, Cherie \(CI-StPaul\)](#)
Subject: Re: Address Required for Snelling & St. Clair Project
Date: Thursday, May 10, 2018 1:21:48 PM

Tyler Johnson
1564 Sargent Ave
St. Paul MN 55105

On May 9, 2018, at 10:20 AM, Richardson, Mike (CI-StPaul)
<mike.richardson@ci.stpaul.mn.us> wrote:

Hello,

You're receiving this email because you've submitted a comment for the CUP application at Snelling & St. Clair via MGCC, but did not provide an address in at least one of your letters, which is a requirement for inclusion in the public record. You may have submitted another comment with your address, and if so, that particular letter will be included. Please **reply all** to this email with your name and address and we will submit your input to the Zoning Committee for their consideration.

Please do so before 3:00 PM on Thursday, May 10 to ensure it is included in the packet.

Regards,

Mike Richardson

City Planner

Planning & Economic Development

25 W. 4th St., Suite 1400

<[image001.jpg](#)> Saint Paul, MN 55102

P: 651-266-6621

mike.richardson@ci.stpaul.mn.us

<[image002.jpg](#)> <[image003.jpg](#)> <[image004.jpg](#)> <[image005.jpg](#)>

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From: Butler, Sonja (CI-StPaul)
To: Englund, Cherie (CI-StPaul); Richardson, Mike (CI-StPaul); Torstenson, Allan (CI-StPaul)
Subject: FW: Please Deny CUP to TJL LaValle Development
Date: Friday, May 11, 2018 8:07:08 AM

From: Mary Finnerty and Patrick Esmonde [mailto:finnertyesmonde@q.com]
Sent: Thursday, May 10, 2018 6:54 PM
To: aquanettaa@gmail.com; adejoy@esndc.org; Dan.edgerton@stantec.com; blindeke@gmail.com; cedrick.baker@gmail.com; jeff.risberg@gmail.com; christopher.james.ochs@gmail.com; oliv0082@gmail.com; perryman@csp.edu; ecr@trios-llc.com; tthao@nexuscp.org; wendyLunderwood@gmail.com; Drummond, Donna (CI-StPaul); Butler, Sonja (CI-StPaul); Anderson, Tia (CI-StPaul); Tolbert, Chris (CI-StPaul)
Cc: Richardson, Mike (CI-StPaul); McMahon, Melanie (CI-StPaul)
Subject: Please Deny CUP to TJL LaValle Development

The Saint Paul Zoning Committee of the Saint Paul Planning Commission will vote on May 10 to approve or deny a Conditional Use Permit (CUP) for the TJL-LaValle Development planned for 246-252-258 Snelling Avenue S. The CUP application requests additional heights for three buildings at the site, beyond the T3 (55') and T2 (35') heights negotiated with neighbors in 2017

Dear members of the Planning Commission. Please deny the CUP requested for this project. This 6 story building is unprecedented in the Macalester Groveland neighborhood and violates our commitment to healthy neighborhoods in St. Paul in the following ways:

- **Heights of 68' (equal to six stories) and 47' will impact the sunlight and privacy of adjacent single story neighborhood homes, immediately to the east. This will radically interfere with residents' quality of life.**
- **Over 100 additional cars at this intersection will cause traffic congestion and result in parking issues on adjacent streets, limiting parking options for current homeowners and neighboring businesses. No Traffic Study has been done, nor is one planned at this time.**
- **Pedestrian safety, increased exhaust and noise due to 118 new apartments on this corner are public health concerns no one has yet addressed.**
- **The added height and massive design will be detrimental to the existing character of the immediate neighborhood and negatively affect property values.**
- **The project is not geared toward alleviating St Paul's perceived rental property shortage. Rather, the preponderance of 1-bedroom units is clearly designed to help mitigate Macalester College's chronic student housing shortage.**

I work during the week and was shocked to hear that such an important meeting was held at 3:30 pm. I was unable to attend, but need to express my strong opposition to this project. I welcome change on this corner of our neighborhood but ask why we cannot have a 4 story building limit as is the practice throughout our current neighborhood's skyline.

Thank you for your consideration,
Mary Finnerty

285 Warwick street
St. Paul

From: [Winston Kaehler](#)
To: [Englund, Cherie \(CI-StPaul\)](#)
Cc: [Richardson, Mike \(CI-StPaul\)](#)
Subject: Re: building proposal at Snelling and St. Clair
Date: Thursday, May 10, 2018 9:42:58 PM
Attachments: [image004.png](#)
[image003.png](#)
[image002.png](#)

My address is 1712 Palace Avenue, St. Paul, MN 55105; telephone number is 651-699-4183.

On Thu, May 10, 2018 at 10:12 AM, Englund, Cherie (CI-StPaul)
<cherie.englund@ci.stpaul.mn.us> wrote:

Hello,

You're receiving this email because you've submitted a comment for the CUP application at Snelling & St. Clair via MGCC, but did not provide an address in at least one of your letters, which is a requirement for inclusion in the public record. You may have submitted another comment with your address, and if so, that particular letter will be included. Please **reply all** to this email with your name and address and we will submit your input to the Zoning Committee for their consideration.

Please do so before 3:00 PM on Thursday, May 10 to ensure it is included in the packet.

Regards,



Cherie Englund

Zoning Secretary

Planning & Economic Development

25 West 4th Street, 1400 CHA

Saint Paul, MN 55102

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F: 651-266-6549

cherie.englund@ci.stpaul.mn.us



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From: Winston Kaehler [mailto:winkaehler@gmail.com]
Sent: Thursday, May 10, 2018 1:34 AM
To: Englund, Cherie (CI-StPaul)
Subject: building proposal at Snelling and St. Clair

The CUP for additional height in the proposed building at Snelling and St. Clair should not be granted, for various reasons. My objections to that proposal are based primarily on (1) the increased traffic congestion and pollution that a building of such size would create; (2) its incompatibility with neighboring land uses and buildings; and (3) the precedent it would set for approval of further such oversized buildings along Snelling Avenue and elsewhere in the neighborhood. I see little difference between this proposal and the previously proposed building at that location that was (wisely) not approved. While I favor increased population density in Minneapolis/St. Paul, that density should not be concentrated so as to destroy the amenities of the areas in which developers usually want to place the buildings that will create the population density needed to make improvements in public transportation, tax base, and other necessities.

Please forward a copy of this message to members of the Zoning Committee and Planning Commission. Thank you.