

West Marshall Avenue Zoning Study Online Comment

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
1	042823220016	2006 Marshall Ave	Stefan Plambeck	2006 Marshall Avenue	stefplam@gmail.com	2018-06-26 15:30	6512693392	I SUPPORT the City's May 18 2018 new rezoning recommendations, as amended by the Union Park District Council's minor requested revisions
2	042823220016	2006 Marshall Ave	Sharon Arad	2006 Marshall Avenue	sharonarad2@gmail.com	2018-06-26 17:55	6516447777	I support the rezoning according the recommendations as amended by the Union Park District Council.
3	042823220015	2000 Marshall Ave	Dean Nelson (homeowner)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-06-26 18:29	612-804-1989	I strongly support the new RT1 zoning designation for my property, 2000 Marshall Avenue. And I also am in favor of the City's May 18, 2018, recommended new west Marshall Avenue rezoning, as amended by the Union Park District Council.
4	332923330058	2017 Marshall Ave	Douglas Allchin	2005 Carroll Avenue, St Paul, MN 55104	allch001@umn.edu	2018-06-28 23:58	6516038805	This should be RT1, not T1. The rationale for making this T1 as "a transition" from T-zone to established neighborhood is not substantiated by the location. The street (Wilder) is a more appropriate and spacious transition, rather than an abrupt change between 2013 and 2005 Marshall. There is already AMPLE commercial development (a block wide) at the node centered on CLEVELAND AVE, over 1 block away now.
5	332923330059	2013 Marshall Ave	Douglas Allchin	2005 Carroll Avenue, St Paul, MN 55104	allch001@umn.edu	2018-06-29 0:03	6516038805	This should be RT1, not T1. The rationale for making this T1 as "a transition" from T-zone to established neighborhood is not substantiated by the location. The street (Wilder) is a more appropriate and spacious transition, rather than an abrupt change between 2013 and 2005 Marshall. There is already AMPLE commercial development (a block wide) at the node centered on CLEVELAND AVE, over 1 block away now.
6	042823220018	2016 Marshall Ave	Douglas Allchin	2005 Carroll Ave, St. Paul MN 55104	allch001@umn.edu	2018-06-29 0:04	651.603.8805	This should be RT1, not T1. The rationale for making this T1 as "a transition" from T-zone to established neighborhood is not substantiated by the location. The street (Wilder) is a more appropriate and spacious transition, rather than an abrupt change between 2013 and 2005 Marshall. There is already AMPLE commercial development (a block wide) at the node centered on CLEVELAND AVE, over 1 block away now.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
7	042823220017	2010 Marshall Ave	DK Allchin	2005 Carroll	allch001@umn.edu	2018-06-29 0:05	6516038805	This should be RT1, not T1. The rationale for making this T1 as "a transition" from T-zone to established neighborhood is not substantiated by the location. The street (Wilder) is a more appropriate and spacious transition, rather than an abrupt change between 2013 and 2005 Marshall. There is already AMPLE commercial development (a block wide) at the node centered on CLEVELAND AVE, over 1 block away now.
8	332923330021	1977 Marshall Ave	Douglas Allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 0:06	6516038805	This should be zoned RM1 (_NOT RM2_), in keeping with the 3-story limit on the Residential Corridor all the way from the River to Fry Avenue. An RM2 designation in practice allows density of inconsistent with and in excess of the target range for a Residential Corridor (4-30 units/acre). It simply does not reflect the SCALE or the CHARACTER of the neighborhood as it currently exists or is envisioned.
9	332923330022	1973 Marshall Ave	DK Allchin	2005 Carroll Avenue	allch001@umn.edu	2018-06-29 0:13	6516038805	This should be zoned RM1 (_NOT RM2_), in keeping with the 3-story limit on the Residential Corridor all the way from the River to Fry Avenue. An RM2 designation in practice allows density of inconsistent with and in excess of the target range for a Residential Corridor (4-30 units/acre). It simply does not reflect the SCALE or the CHARACTER of the neighborhood as it currently exists or is envisioned.
10	332923330064	1985 Marshall Ave	DK Allchin	2005 Carroll	allch001@umn.edu	2018-06-29 0:18	6516038805	This property has historic significance. It should be zoned RT1 (_NOT RM1_) to allow for "Naturally Occurring Affordable Housing" and the preservation and conversion of existing properties, rather than tear-down and rebuild, according to several principles of the 2016 Union Park District Council Plan.

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11	332923330063	1991 Marshall Ave	DK allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 0:20	651.603.8805	This is a single family home and should not be designated for multi-family zonin, only for RT1 – duplex potential. The City's Comprehensive Plan does not see any need for increase in units on Residential Corridors from 2000 to 2030 –rather expecting a DECREASE (Appendix LU-B, page 47), so there is NO NEED to encourage more density where not absolutely essential. Density is targeted for mixed-use corridors (such as Marshall east of Snelling), nor for residential corridors.
12	042823220028	1980 Marshall Ave	DK Allchin	2005 Carroll Avenue	allch001@umn.edu	2018-06-29 0:25	65616038805	This is a single family home and should not be designated for multi-family zonin, only for RT1 – duplex potential. The City's Comprehensive Plan does not see any need for increase in units on Residential Corridors from 2000 to 2030 –rather expecting a DECREASE (Appendix LU-B, page 47), so there is NO NEED to encourage more density where not absolutely essential. Density is targeted for mixed-use corridors (such as Marshall east of Snelling), nor for residential corridors.
13	032823210079	1400 Marshall Ave	DK Allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 0:28	6516038805	Why is this not also T2 or T3, like the property to the west @1500 Marshall? Industrial use in this part of the city is no longer appropriate – this business is easily moved (to Piece Butler or similar). This is Mixed Used Corridor, where fresh residential development should be encouraged, and not disrupting Established Neighborhoods – as noted explicitly in the 2016 Union Park District Plan.
14	332923440106	1671 Marshall Ave	DK Allchin	2005 Carroll	allch001@umn.edu	2018-06-29 0:40	6516038805	Multi-family is not appropriate in this block. The transition to T-zoning occurs in the block to the east (Pierce to Fry). This should remain at current land use, RT1–as the City's Comprehensive Plan does not envision any growth, only modest decline in RESIDENTIAL CORRIDORS such as West Marshall Avenue in this segment (Appendix LU-B, page 47).

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
15	332923440105	1677 Marshall Ave	Douglas Allchin	2005 Carroll Avenue, St Paul MN 55104	allch001@umn.edu	2018-06-29 0:44	6516038805	Multi-family is not appropriate in this block. The transition to T-zoning occurs in the block to the east (Pierce to Fry). This should remain at current land use, RT1—as the City's Comprehensive Plan does not envision any growth, only modest decline in RESIDENTIAL CORRIDORS such as West Marshall Avenue in this segment (Appendix LU-B, page 47).
16	332923440104	1683 Marshall Ave	DK Allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 0:45	6516038805	Multi-family is not appropriate in this block. The transition to T-zoning occurs in the block to the east (Pierce to Fry). This should remain at current land use, RT1—as the City's Comprehensive Plan does not envision any growth, only modest decline in RESIDENTIAL CORRIDORS such as West Marshall Avenue in this segment (Appendix LU-B, page 47).
17	042823110142	1676 Marshall Ave	DK ALLCHIN	2005 CARROLL AVE	ALLCH001@UMN.EDU	2018-06-29 0:46	6156038805	Multi-family is not appropriate in this block. The transition to T-zoning occurs in the block to the east (Pierce to Fry). This should remain at current land use, RT1—as the City's Comprehensive Plan does not envision any growth, only modest decline in RESIDENTIAL CORRIDORS such as West Marshall Avenue in this segment (Appendix LU-B, page 47).
18	042823110141	1680 Marshall Ave	DK Allchin	2005 Carroll	allch001@umn.edu	2018-06-29 1:28	6516038805	Multi-family is not appropriate in this block. The transition to T-zoning occurs in the block to the east (Pierce to Fry). This should remain at current land use, RT2—as the City's Comprehensive Plan does not envision any growth, only modest decline in RESIDENTIAL CORRIDORS such as West Marshall Avenue in this segment (Appendix LU-B, page 47).
19	052823110002	2070 Marshall Ave	Douglas Allchin	2005 Carroll Ave, St. Paul MN 55104	allch001@umn.edu	2018-06-29 15:48	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION ZONE to the single family or duplexes to the west. It should be smaller in scale – no more than T1, and given the development to the east, limited to the corner property only.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
20	052823110003	2074 Marshall Ave	Douglas Allchin	2005 Carroll	allch001@umn.edu	2018-06-29 17:13	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION ZONE to the single family or duplexes to the west. It should be smaller in scale – no more than T1, and given the development to the east, limited to the corner property only. This property should be RT1 (short term, R3), like others in the block.
21	052823110004	2078 Marshall Ave	Douglas Allchin	2005 Carroll Ave, St Paul 55104	allch001@umn.edu	2018-06-29 17:15	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION ZONE to the single family or duplexes to the west. It should be smaller in scale – no more than T1, and given the development to the east, limited to the corner property only. This property should be RT1 (short term, R3), like others in the block.
22	052823110005	2082 Marshall Ave	Douglas Allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 17:15	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION T-1 ZONE limited to no more than the corner property. This property should be zoned to current land use – RM1.
23	052823110006	2086 Marshall Ave	Douglas Allchin	2005 Carroll Ave	allch001@umn.edu	2018-06-29 17:18	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION T-1 ZONE limited to no more than the corner property. This property should be zoned to current land use – RM1.

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24	052823110001	2062 Marshall Ave	Douglas ALichin	2005 Carroll Ave, St Paul	alich001@umn.edu	2018-06-29 17:19	6516038805	The strategy of T-zoning is to focus on transportation intersections. At this "node" the T-zone extends one full block to the east – already an anomalous commercial zone in a Residential Corridor. So the SW corner of Cleveland and Marshall should be a TRANSITION T-1 ZONE limited to no more than the corner property, nothing more than 3 stories, in accordance with the plan for the whole Residential Corridor.
25	052823120008	2194 Marshall Ave	Douglas ALichin	2005 Carroll Ave	alich001@umn.edu	2018-06-29 17:21	6516038805	The strategy of T-zoning is to focus on transportation intersections. So the T2 zone should be limited to the corner 2 properties only, where current larger structures exist. This should remain RT1.
26	052823120007	2202 Marshall Ave	Douglas Allchin	2005 Carroll Ave, St Paul 55014	alich001@umn.edu	2018-06-29 17:25	6516038805	The strategy of T-zoning is to focus on transportation intersections. So the T2 zone should be limited to the corner 2 properties only, where current larger structures exist. This should remain RT1.
27	052823120010	2180 Marshall Ave	Douglas Allchin	2005 Carroll Ave	alich001@umn.edu	2018-06-29 17:25	6516038805	T2 is in keeping with the scale of the Residential Corridor. Nothing taller than 3 stories should be permitted.
28	052823120009	2190 Marshall Ave	Douglas ALichin	2005 Carroll Ave	alich001@umn.edu	2018-06-29 17:27	6516038805	T2 is in keeping with the scale of the Residential Corridor. Nothing taller than 3 stories should be permitted here.
29	052823120140	2210 Marshall Ave	Douglas Allchin	2005 Carroll Ave	alich001@umn.edu	2018-06-29 17:28	6516038805	Nothing taller than 3 stories should be permitted here, as is the proposed standard for the whole Residential Corridor.
30	052823110076	2178 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:34	6128041989	Per UPDC's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
31	052823110075	2166 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:38	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
32	052823110074	2162 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:40	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.

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33	052823110073	2158 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 21:41	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
34	052823110072	2156 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 21:42	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
35	052823110071	2150 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 21:43	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
36	052823110070	2146 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 21:44	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
37	052823110069	2142 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 21:44	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
38	052823110068	2138 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 21:45	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
39	052823110067	2134 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 21:46	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.

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40	052823110066	2128 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:47	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
41	052823110065	2122 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:49	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
42	052823110014	2118 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:50	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
43	052823110013	2114 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:50	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
44	052823110012	2110 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:51	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
45	052823110011	2106 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:52	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
46	052823110010	2100 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 21:53	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.

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47	052823110009	2098 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 21:54	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
48	052823110008	2094 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelspn@pjc. com	2018-07-01 21:55	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
49	052823110007	2090 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 21:56	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
50	322923440129	2089 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 21:59	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
51	322923440128	2093 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:00	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
52	322923440127	2097 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:01	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
53	322923440126	2103 Marshall Ave	Dean Nelson	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:02	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.

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54	322923440125	2111 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:02	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
55	322923440124	2115 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:03	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
56	322923440123	2127 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:04	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
57	322923440122	2137 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:05	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
58	322923440121	2143 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:06	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
59	322923440120	2149 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:06	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
60	322923440119	2155 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:07	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.

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61	322923440118	2159 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:08	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
62	322923440117	2163 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:09	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
63	322923440116	2171 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:10	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
64	322923440115	2173 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:11	6128041989	Per Union Park District Council's recommendation, should temporarily remain single-family zoning until Student Housing Overlay ordinance is amended to prevent automatic conversion of single-family registered student housing to registered student duplexes.
65	042823220018	2016 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:39	6128041989	Per Union Park District Council request, please replace proposed T1 mixed-use with RM1 residential. Wilder Street already creates a natural buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder, so a T1 transition is not needed, and a Marshall Avenue median currently spans Wilder, which prevents left turns generally required for viable commercial use.

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66	042823220017	2010 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:43	6128041989	Per Union Park District Council request, please replace proposed T1 mixed-use with RM1 residential. Wilder Street already creates a natural buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder, so a T1 transition is not needed, and a Marshall Avenue median currently spans Wilder, which prevents left turns generally required for viable commercial use.
67	042823220019	226 Wilder St N	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:44	6128041989	Per Union Park District Council request, please replace proposed T1 mixed-use with RM1 residential. Wilder Street already creates a natural buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder, so a T1 transition is not needed, and a Marshall Avenue median currently spans Wilder, which prevents left turns generally required for viable commercial use.
68	332923330059	2013 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:45	6128041989	Per Union Park District Council recommendation, replace proposed T1 mixed-use with RT1 duplex residential like adjacent residences (2013 Marshall will also likely be deemed an historic or contributing structure by HPC). Wilder Street already creates a natural buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder, so a T1 transition is not needed, and a Marshall Avenue median currently spans Wilder, which prevents left turns generally required for viable commercial use.

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69	332923330058	2017 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:48	6128041989	Per Union Park District Council recommendation, replace proposed T1 mixed-use with RT1 duplex residential like adjacent residences (2017 Marshall will also likely be deemed a contributing structure by HPC). Wilder Street already creates a natural buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder, so a T1 transition is not needed, and a Marshall Avenue median currently spans Wilder, which prevents left turns generally required for viable commercial use. Strong community feedback on this point.
70	332923330059	2013 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:50	6128041989	Very strong Union Park community feedback that T1 is inappropriate for potentially historic 2013 Marshall. It needs to be zoned RT1 like the adjacent historic residences.
71	332923330063	1991 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:52	6128041989	Very strong Union Park community feedback that RM1 is inappropriate here. This property needs to be zoned RT1 duplex like nearby historic residences. There are two schools on Moore within 1.5 blocks of this intersection (St. Mark's and Four Season A+ Elementary), so considerable community concerns were expressed about traffic safety, especially with the 61-bed student apartment (Marshall & Moore Apartments) that will be built nearby soon.
72	332923330064	1985 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-01 22:58	6128041989	Very strong Union Park community feedback that RM1 is inappropriate here. This property needs to be zoned RT1 duplex like nearby historic residences. There are two schools on Moore within 1.5 blocks of this intersection (St. Mark's and Four Season A+ Elementary), so considerable community concerns were expressed about traffic safety, especially with the 61-bed student apartment (Marshall & Moore Apartments) that will be built here soon.

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73	042823220028	1980 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 22:59	6128041989	Very strong Union Park community feedback that RM1 is inappropriate here. This property needs to be zoned RT1 duplex like nearby historic residences. There are two schools on Moore within 1.5 blocks of this intersection (St. Mark's and Four Season A+ Elementary), so considerable community concerns were expressed about traffic safety, especially with the 61-bed student apartment (Marshall & Moore Apartments) that will be built here soon.
74	042823220027	1974 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:00	6128041989	Very strong Union Park community feedback that RM1 is inappropriate here. This property needs to be zoned RT1 duplex like nearby historic residences. There are two schools on Moore within 1.5 blocks of this intersection (St. Mark's and Four Season A+ Elementary), so considerable community concerns were expressed about traffic safety, especially with the 61-bed student apartment (Marshall & Moore Apartments) that will be built here soon.
75	042823220015	2000 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:01	6128041989	City's recommended RT1 makes sense for 2000 Marshall Avenue because an earlier HPC identified this property as historically significant.
76	042823220016	2006 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:04	6128041989	City's recommended RT1 makes sense for 2006 Marshall Avenue because an earlier HPC survey identified this property as having been designed by Cass Gilbert's partner, Thomas Holyoke. Gilbert designed the State Capitol, with Holyoke's involvement.
77	332923330060	2005 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:07	6128041989	City's recommended RT1 makes sense for historic 2005 Marshall Avenue because it was designed by prominent architect Louis F. Lockwood.
78	332923330062	1995 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:09	6128041989	City's recommended RT1 makes sense for historic 1995 Marshall Avenue because it is an outstanding example of Arts and Crafts architecture.

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79	332923330021	1977 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:11	6128041989	1977 needs to be zoned RM1, not RM2 as the City recommends, in keeping with the 3-story limit on residential stretches of this Residential Corridor. An RM2 designation in practice allows density of inconsistent with and in excess of the target range for a Residential Corridor (4-30 units/acre). Does not reflect the existing and desired future scale and character of the neighborhood.
80	332923330022	1973 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:15	6128041989	1973 needs to be zoned RM1, not RM2 as the City recommends, in keeping with the 3-story limit on residential stretches of this Residential Corridor. An RM2 designation in practice allows density of inconsistent with and in excess of the target range for a Residential Corridor (4-30 dwelling units/acre). Does not reflect the existing and desired future scale and character of the neighborhood.
81	332923330023	1969 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:18	6128041989	City's recommended RT1 makes sense for 1969 Marshall Avenue because an earlier HPC identified this property as historically significant. House still occupied by the original family who had it built in 1889. Designed by prominent architect J. Walter Stevens.
82	042823210004	1926 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:22	6128041989	City's recommended RM1 is not appropriate for historic 1926 Marshall Avenue because it was designed by prominent architect Louis F. Lockwood and is a beautifully preserved example. This property should be zoned RT1 to provide it more protection.
83	042823210002	1910 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:25	6128041989	City's recommended RT1 makes sense for 1910 Marshall Avenue because an earlier HPC survey identified this property as historically significant. Designed by notable architects Diedrik Omeyer & Martin Thori.
84	042823210001	1904 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:27	6128041989	City's recommended RT1 makes sense for 1904 Marshall Avenue because it was designed by the prominent architect Frederick Corser and deserves some protections.
85	042823220025	1964 Marshall Ave				2018-07-01 23:32		City's recommended RT1 makes sense for 1964 Marshall Avenue because an earlier HPC survey identified this property as historically significant.

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86	332923340095	1899 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:37	6128041989	City's recommended RT1 makes sense for historic 1899 Marshall Avenue because it was designed by the prominent, prolific architect Louis F. Lockwood.
87	332923340096	1893 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:40	6128041989	City's recommended RT1 makes sense for 1893 Marshall Avenue because an earlier HPC survey identified this property as historically significant, and it was designed by architect Allen Stem, who also executed the design for Grand Central Station in Manhattan.
88	332923340097	1885 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:43	6128041989	City's recommended RT1 makes sense for historic 1885 Marshall Avenue because it was designed by prominent architect Louis F. Lockwood.
89	332923340098	1879 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:44	6128041989	City's recommended RT1 makes sense for historic and beautifully preserved 1879 Marshall Avenue.
90	332923340099	1873 Marshall Ave	Dean Nelson	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:46	6128041989	City's recommended RT2 makes sense for historic 1873 Marshall Avenue.
91	332923340100	1869 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:48	6128041989	City's recommended RT2 makes sense for historic 1869 Marshall Avenue designed by notable architect Louis F. Lockwood in 1899.
92	332923340101	1863 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:50	6128041989	City's recommended RT2 makes sense for historic 1863 Marshall Avenue, as it was designed by Louis F. Lockwood in 1897.
93	332923340102	1853 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:51	6128041989	City's recommended RT2 makes sense for highly important 1853 Marshall Avenue because an earlier HPC survey identified this property as historically significant. This home represents Louis F. Lockwood's earliest work on Marshall Avenue and is an extremely fine example, completed in 1896.
94	042823210012	1864 Marshall Ave				2018-07-01 23:55		City's recommended RT2 makes sense for 1864 Marshall Avenue, which was designed by an architect who worked with Cass Gilbert named George H. Carsley.
95	042823210013	1866 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-01 23:57	6128041989	City's recommended RT2 makes sense for 1866 Marshall Avenue because this structure was designed in 1896 by Louis F. Lockwood, whose work dominated this block of Marshall Avenue.
96	042823210017	1898 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:01	6128041989	City's recommended RT1 makes sense for 1898 Marshall Avenue because an earlier HPC survey identified this property as historically significant, along with its "sister" house next door at 1894.

NUMBER	PARCEL ID	PROPERTY ADDRESS	NAME	ADDRESS	EMAIL	TIME RECEIVED	PHONE	COMMENT
97	042823210016	1894 Marshall Ave				2018-07-02 0:02		City's recommended RT1 makes sense for 1894 Marshall Avenue because an earlier HPC survey identified this property as historically significant, along with its "sister" house next door at 1898. Both built in 1901.
98	032823210079	1400 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:13	6128041989	As UPDC recommends, this parcel should be T1 zoning like the property just east of Albert Street.
99	032823210077	0 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:14	6128041989	As UPDC recommends, this parcel should be T1 zoning like the property just east of Albert Street.
100	032823210001	235 Hamline Ave N	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:15	6128041989	As UPDC recommends, this parcel should be T1 zoning like the property just east of Albert Street.
101	032823210078	0 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:16	6128041989	As UPDC recommends, this parcel should be T3 zoning like the property just west of Pascal Street.
102	032823210003	1430 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:18	6128041989	As Union Park District Council recommends, this parcel should be T3 zoning like the property just west of Pascal Street.
103	032823210004	0 Marshall Ave	Dean Nelson	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:19		As Union Park District Council recommends, this parcel should be T3 zoning consistent with the property just west of Pascal Street.
104	032823210080	1440 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 0:20	6128041989	As Union Park District Council recommends, this parcel should be T3 zoning consistent with the property just west of Pascal Street.
105	052823110076	2178 Marshall Ave	Dean Nelson	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:18	6128041989	Please disregard my earlier comment about this property. The comment was actually intended for 2166 Marshall Avenue.
106	042823210032	1846 Marshall Ave				2018-07-02 15:23		City's recommended RT2 makes sense for highly important 1846 Marshall Avenue because an earlier HPC survey identified this property as historically significant. Designed by notable architect J. Walter Stevens and built for the substantial cost (in 1904) of \$8,000.
107	042823210031	1840 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:24	6128041989	City's recommended RT2 makes sense for historically important 1840 Marshall Avenue, designed by Louis F. Lockwood in 1902.

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108	042823210032	1846 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:27	6128041989	City's recommended RT2 makes sense for highly important 1846 Marshall Avenue because an earlier HPC survey identified this property as historically significant. Designed by notable architect J. Walter Stevens and built for the substantial cost (in 1904) of \$8,000.
109	042823210030	1836 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:28	6128041989	City's recommended RT2 makes sense for historically important 1836 Marshall Avenue.
110	042823210029	1824 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:29	6128041989	This property, Charles Thompson Memorial Hall (a social club for the deaf built in 1917), is on the National Register of Historic Places. It would fit in nicely with T1 mixed-use zoning at this intersection. Those who operate Thompson Hall have expressed interest in opening a coffee shop.
111	042823120113	1810 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:35	6128041989	Per Union Park's recommendation, this property should be zoned T1, like the property to its east. The Fairview intersection is a viable mixed-use node; however, the southwest corner can likely only be redeveloped if the three Marshall Avenue properties (1814, 1810, and 1806) and 224 Fairview are all zoned T1 mixed-use.
112	042823120112	1806 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:39	6128041989	Per Union Park's recommendation, this property should be zoned T1, like the property to its east. The Fairview intersection is a viable mixed-use node; however, the southwest corner can likely only be redeveloped if the three Marshall Avenue properties (1814, 1810, and 1806) and 224 Fairview are all zoned T1 mixed-use.
113	042823110142	1676 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:43	6128041989	This single-family home should retain its existing RT1 zoning and not be rezoned to RM1. Pursuant to Union Park District Council's recommendation to slightly scale back proposed RM1 zoning and instead retain existing RT1 for Marshall Avenue single-family homes just east of Pierce Street.
114	332923440106	1671 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc.com	2018-07-02 15:47	6128041989	This single-family home should retain its existing RT1 zoning and not be rezoned to RM1. Pursuant to Union Park District Council's recommendation to slightly scale back proposed RM1 zoning and instead retain existing RT1 for Marshall Avenue single-family homes just east of Pierce Street.

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115	332923440105	1677 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-02 15:49	6128041989	This single-family home should retain its existing RT1 zoning and not be rezoned to RM1. Pursuant to Union Park District Council's recommendation to slightly scale back proposed RM1 zoning and instead retain existing RT1 for Marshall Avenue single-family homes just east of Pierce Street.
116	332923440104	1683 Marshall Ave	Dean Nelson (UPDC Land Use Committee)	2000 Marshall Avenue	dean.m.nelson@pjc. com	2018-07-02 15:50	6128041989	This single-family home should retain its existing RT1 zoning and not be rezoned to RM1. Pursuant to Union Park District Council's recommendation to slightly scale back proposed RM1 zoning and instead retain existing RT1 for Marshall Avenue single-family homes just east of Pierce Street.