

October 21, 2020



The Southeast Community Land Use Committee discussed the plans for the Tumble Fresh Laundry proposed for Suburban Avenue during our monthly meeting.

The following issues were brought up, and we are sharing them as our community concerns regarding this development. Please share these with the business and the Board of Zoning Appeals.

1. We are highly concerned about how low density this proposal is, and do not accept a Floor Area Ratio variance. At 0.16, the FAR is out of line with our local area plan, which calls for high density development near BRT station areas. In addition (see point 4) is this FAR based on a split of the lot, or the whole lot? Our district may be willing to accept the FAR if the rest of the site is built out within 3 years and meets the minimum FAR for the entire site (25,801 sq ft of finished building area). If this doesn't happen, we propose that the laundromat lose their license/be forced to close. (Reference District 1 Community Plan LU8.1)
2. The CUP exceeds the maximum allowed parking of 20 spaces with their proposal for 23 spaces. This does not align with our district plan. Is there justification for this?
3. There are already two curb cuts/driveways serving the site. Our policies call for consolidation of access.
4. We are not clear as to whether or not the lot split is still taking place?

Additional references; District 1 Community Plan LU2.1,LU3.2, LU3.4, LU5.2.

5. Lastly, we would like to recognize that a new, locally owned and operated laundromat (Sunray Laundromat) opened at 373 Ruth Street not quite two years ago. We have spoken with Tumble Fresh developers about our concerns regarding opening a new laundromat within a half mile of another. The developers stated that they believe their business offers equipment that Sunray Laundromat doesn't have. We seriously hope that this new business does not have damaging effects on the business of Sunray Laundry. We would have appreciated deeper discussion prior to planning.

We encourage the Zoning Committee to reference our districts' Community Plan (located on our website <https://www.southeastside.org/community-plan.html>) and its role in defining and setting policies for our community, based on local resident discussion, input and decision-making. It has also been approved by the City of St. Paul.

Thank you for reading and considering these comments. We would be happy to provide additional clarification if you desire.

With regards,

Southeast Community Organization

Cc: Councilmember Jane Prince