



UNION PARK DISTRICT COUNCIL

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January 3, 2018

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

Dear Chair Edgerton and Members of the Committee:

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



Julie Reiter, Executive Director
Union Park District Council

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