



**UNION PARK DISTRICT COUNCIL**

1821 University Avenue, Suite 308, Saint Paul, MN 55104  
651.645.6887 | [info@unionparkdc.org](mailto:info@unionparkdc.org) | [www.unionparkdc.org](http://www.unionparkdc.org)  
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June 28, 2018

Ms. Elizabeth (Betsy) Reveal  
Chair  
Saint Paul Planning Commission  
534 Superior Street  
Saint Paul, MN 55102  
[ecr@trios-llc.com](mailto:ecr@trios-llc.com)

Ms. Kady Dadlez  
Senior Planner  
Department of Planning & Economic Development  
City of Saint Paul  
1400 City Hall Annex, 25 West Fourth Street  
Saint Paul, MN 55102  
[Kady.Dadlez@ci.stpaul.mn.us](mailto:Kady.Dadlez@ci.stpaul.mn.us)

Re: West Marshall Avenue Zoning Study

Dear Mses. Reveal and Dadlez and Members of the Planning Commission:

On June 27, 2018, the Union Park District Council (“UPDC”) Board voted to endorse implementation of the City’s May 18, 2018, West Marshall Avenue (“WMA”) Zoning Study recommendations completed by Kady Dadlez, with a handful of notable refinements approved by the UPDC Board. These are illustrated in the attached four maps and summarized below:

- **Map 1:** Cleveland to Cretin should temporarily remain R3/R4 single-family zoning and not RT1 until the City’s Student Housing Overlay District can be amended to prevent automatic conversion of registered single-family student rentals to registered student duplexes.
- **Map 2,** immediately east of Wilder: eliminate the proposed T1 designation and replace it with RT1 north of Marshall (2013 [likely deemed historic] and 2017 Marshall homes) and RM1 south of Marshall (2010 and 2016 Marshall and 226 Wilder). Wilder Street creates an adequate buffer/transition between the T2 mixed-use zoning proposed west of Wilder and residences east of Wilder; and a Marshall median currently spans Wilder, which prevents left turns generally required for viable mixed-use commercial uses.
- **Map 2,** Marshall and Moore intersection: residences in northwest and southeast corners should be RT1 zoning not the proposed RM1; proposed RM2 in northeast corner should be replaced with RM1 zoning consistent with the southwest corner apartments.
- **Map 2:** Expand T1 district density at Fairview to include 1806 and 1810 Marshall properties for more viable mixed-use intersection redevelopment opportunities.
- **Map 3,** near Marshall and Pierce intersection: slightly scale back proposed RM1 zoning and instead retain existing RT1 for 1671, 1676, and 1677 Marshall homes.

- **Map 4**, between Pascal and Albert, south side of Marshall: in light of proximity to the new soccer stadium, replace I1 Light Industrial for 1430 and 1440 Marshall with T3 mixed-use and replace I1 Light Industrial for 1400 Marshall with T1, consistent with the City's proposal for property immediately east of Albert Street.

UPDC thanks Kady for her excellent work and for listening to the community's considerable feedback, as she crafted the WMA zoning recommendations. Comments from the community were sought in a variety of ways including at least four presentations by city staff to UPDC and the community, walking tours, notices in the *Villager* newspaper, myriad e-mails, comment cards and a large community forum (invitations hand delivered to all properties on Marshall, Iglehart and Dayton avenues west of Hamline Avenue to the Mississippi River).

The WMA Zoning Study recommendations generally conform to numerous key provisions of the Union Park Community Plan (2016) that apply to and support this UPDC decision. In this Community Plan, UPDC and the community have committed to:

- Support land uses that preserve Union Park as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape (LU1).
- Preserve the well-kept, traditional feel and scale of the neighborhood (LU2).
- Maintain and establish zoning that preserves lower-density, single-family homes and duplexes outside of mixed-use corridors (*specifically Snelling Avenue and Marshall Avenue east of Snelling Avenue*) (LU2.1).
- Encourage the continued use and rehabilitation of existing structures, districts, and landscapes to preserve the historic character of residential and commercial districts (LU2.2/HP1/HP2/HP3).
- Ensure that new development fits within the character and scale of adjacent neighborhoods (LU2.3).
- 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).
- Support multi-unit mixed-use development in *mixed-use corridors* (*specifically, Marshall between Snelling and Hamline avenues*) 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 (H1.1).
- Support housing development designed to promote pedestrian, bicycle, and public transit activity (H1.3).
- Recognize and accommodate student-housing needs while respecting the rights and concerns of all community stakeholders (students, families, colleges, landlords, businesses, etc.) (H3).

UPDC acknowledges that the WMA Zoning Study recommendations are governed by the City's 2030 Comprehensive Plan, which defines Marshall Avenue west of Snelling Avenue as a Residential Corridor. Specifically, "This land use includes segments of street corridors that run through Established Neighborhoods that are predominately characterized by medium-density residential uses. Some portions of Residential Corridors could support additional housing";

medium density is defined as 4–30 dwelling units per acre. UPDC also recognizes that the Cleveland and Marshall Avenue intersection is labeled as a Neighborhood Node in the City's draft 2040 Comprehensive Plan. Even though the 2040 Plan will not be enacted until 2019, Kady's WMA zoning recommendations foreshadow this new Neighborhood Node by implementing Traditional Neighborhood mixed-use zoning at Cleveland and Marshall, which UPDC supports.

We request that the Planning Commission approve the City's May 18, 2018, WMA Zoning Study recommendations, as amended by UPDC's maps, with full consideration of the substantial community input collected by UPDC (incorporated into the attached maps), the Union Park Community Plan, and the City's 2030 Comprehensive Plan.

Please let me know if you have any questions.

Thank you,

Dan Taylor  
President  
Union Park District Council  
Grid 7 Representative

Brandon Long  
Executive Director  
Union Park District Council