

From: [Galen Benshoof](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: please approve 1-4 unit housing study amendments
Date: Friday, September 22, 2023 12:47:06 PM

Dear council members,

I am writing to ask for your **Yes** vote on the proposed 1-4 Unit Housing Study amendments to the zoning code.

Our neighborhoods **need more choices** that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, tiny homes, in addition to the many single-family homes that we already have.

Our city doesn't have enough homes for the people who want to live here, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should **make it easier to build more homes**.

I strongly support both the stated goal of the proposed amendments and the thoughtful technical details proposed by the Planning Department that will help to achieve that goal, including:

- A 33-foot height limit in the proposed Zoning District H1 and a 39-foot limit in H2
- A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots
- Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department has recommended applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes, I encourage the council to increase the catchment area to 1/4-mile. A quarter-mile is commonly considered as the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thank you very much for your consideration of my feedback.

Sincerely,
Galen Benshoof
1068 Laurel Ave